Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC vs.
WENDY POLLICK (et al.)

Case Number 2014CV976

PROPERTY ADDRESS 1613 2ND AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
03/13/2018	Advance Fee	Advance Fee	12584	\$0.00	\$1,350.00
03/13/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/13/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/13/2018	Crying Sale			\$10.00	\$0.00
03/13/2018	Docketing			\$15.00	\$0.00
03/13/2018	Levy			\$15.00	\$0.00
03/13/2018	Mailing Costs			\$120.00	\$0.00
03/13/2018	Posting Handbill			\$15.00	\$0.00
03/13/2018	Press Enterprise Inc.			\$1,056.00	\$0.00
03/13/2018	Sheriff Automation Fund			\$50.00	\$0.00
03/13/2018	Web Posting			\$100.00	\$0.00
06/04/2018	Service			\$270.00	\$0.00
06/04/2018	Service Mileage			\$24.00	\$0.00
06/04/2018	Copies			\$9.00	\$0.00
06/04/2018	Notary Fee			\$10.00	\$0.00
06/04/2018	Tax Claim Search			\$5.00	\$0.00
06/04/2018	Surcharge			\$190.00	\$0.00

TOTAL BALANCE: \$(571.50)

\$1,921.50 \$1,350.00

 Printed:
 5/3/2019
 12:00:45PM
 (c) CountySuite Sheriff, Teleposofs, Inc.
 Page 1 of 1

Richard M. Squire & Associates, LLC

Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire

Pierre E. Simonvil, Esquire

ID. Nos. 04267 / 312169 / 311728 / 323490

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

٧.

Second Opportunity of America, LLC

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Attorneys for Plaintiff

PLAINTIFF

DOCKET NO. 2014-CV-976

Wendy Pollick

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

PRAECIPE TO DISCONTINUE AND END WITHOUT PREJUDICE

TO THE PROTHONOTARY:

Please mark this matter as discontinued and ended without prejudice as to Defendant(s),

Wendy Pollick, upon payment of your costs only

Respectfully submitted:

RICHARD M. SQUIRE & ASSOCIATES, LLC

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

Q Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728) Pierre E. Simonvil, Esq. (PA I.D. #323490)

Pierre E. Simonvil, Esq. (PA I.D. #323490)

Date:	10	23	18

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Bradley J. Osborne, Esquire

Sarah K. McCaffery, Esquire Pierre E. Simonvil, Esquire

ID. Nos. 04267 / 312169 / 311728 / 323490

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Second Opportunity of America, LLC IN THE COURT OF COMMON PLEAS

PLAINTIFF

v.

Wendy Pollick

DEFENDANT(S).

DOCKET NO. 2014-CV-976

COLUMBIA COUNTY, PENNSYLVANIA

Attorneys for Plaintiff

CIVIL ACTION

MORTGAGE FORECLOSURE

FILED THONOTARY

CERTIFICATE OF SERVICE

I, undersigned counsel, hereby certify that, on this date, I served or caused to be served a true and correct copies of the foregoing Praecipe to Discontinue and End upon the following person(s) via regular mail - postage prepaid:

Wendy Pollick 1613 2nd Avenue, Berwick PA 18603

RICHAROM. SQUIRE & ASSOCIATES, LLC

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

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

Pierre E. Simonvil, Esq. (PA I.D. #323490)

Attorneys for Plaintiff

Date: 10/23/18

CERTIFICATE OF COMPLIANCE

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

> Submitted by: Richard M. Squire & Associates, LLC Signature:

Bradley J. Osborne, Esq. (PA I.D. #312169) Name: O

Sarah K. McCaffery, Esq. (PA I.D. #311728)

Pierre E. Simonvil, Esq. (PA I.D. #323490)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Defendant Plaintiff WENDY POLLICK SECOND OPPORTUNITY OF AMERICA LLC ROBERT POLLICK Wednesday, June 6, 2018 Sheriff's Sale Date: Attorney for the Plaintiff: RICHARD SQUIRE & ASSOCIATES LLC Writ of Execution No.: 2014CV976 ONE JENKINTOWN STATION Advance Sheriff Costs: \$1,350.00 115 WEST AVENUE JENKINTOWN, PA 19046 Location of the real estate: 1613 2ND AVENUE, BERWICK, PA 18603 **Sheriff Costs** \$15.00 Advertising Sale (Newspaper) \$17.50 Advertising Sale Bills & Copies \$10.00 Crying Sale \$15.00 Docketing \$15.00 Levy \$120.00 Mailing Costs \$15.00 Posting Handbill \$1.056.00 Press Enterprise Inc. \$10.00 Prothonotary, Acknowledge Deed \$50.00 Sheriff Automation Fund Sheriff's Deed-\$100.00 -Solicitor Services \$25.00 Transfer Tax Form \$100.00 Web Posting \$270.00 Service \$24.00 Service Mileage 25.00 Distribution Form \$9.00 Copies \$10.00 Notary Fee \$5.00 Tax Claim Search \$190.00 Surcharge \$2,116.50 **Total Sheriff Costs Distribution Costs** \$71.75 Recording Fees \$71.75 **Total Distribution Costs**

1921,50

\$2,188.25

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

Grand Total:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

SECOND OPPORTUNITY OF AMERICA LLC VS

Defendant

WENDY POLLICK ROBERT POLLICK

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC ONE JENKINTOWN STATION

115 WEST AVENUE

JENKINTOWN, PA 19046

Sheriff's Sale Date:

Wednesday, June 6, 2018

\$2,188.25

Writ of Execution No.: 2014CV976

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$120.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,056.00
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		\$270.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$9.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$190.00
,	Total Sheriff Costs	\$2,116.50
Distribution Costs		
Recording Fees		\$71.75
	Total Distribution Costs	\$71.75

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

Grand Total:

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

SECOND OPPORTUNITY OF AMERICA LLC VS WENDY & ROBERT POLLICK

NO. 24-2018 ED	NO.	976-2014	JD	
DATE/TIME OF SALE: JUNE 6, 2018	9:00	AM		
BID PRICE (INCLUDES COST)	\$		_	
POUNDAGE – 2% OF BID	\$		_	
TRANSFER TAX – 2% OF FAIR MKT	\$		_	
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURC	HASE		\$	
PURCHASER(S): ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):				
				_
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMEN	T:		\$	
TOTAL DUE IN 8	DAYS		\$	

H- 976

SHERIFF'S SALE COST SHEET

			VS	5.		
NO	ED	NO	J	D DATE/TIM	E OF SALE	
DOCKET/R	ETURN			\$15.00		
SERVICE P				\$ 270,00		
LEVY (PER		ı		\$15.00		
MAILING (\$ 120,00		
ADVERTIS		E BILLS &	COPIES	\$17.50		
ADVERTIS	ING SALI	E (NEWSP	APER)	\$15.00 _		
MILEAGE		•	,	\$ 24,00		
POSTING F	IANDBIL	L		\$15.00		
CRYING/A	DJOURN	SALE		\$10.00		
SHERIFF'S	DEED			\$35.00		
TRANSFER	TAX FO	RM		\$25.00		
DISTRIBUT	TION FOR	M		\$25.00		
COPIES				\$ 9,00		
NOTARY				\$ 10,00	P-0-00	
		TOTAL **	******	\$ <u>/0,00</u> *******	\$ 605,50	
WEB POST	ìNG			\$150.00		
PRESS EN	ΓERPRISE	INC.		\$ 1056,00		
SOLICITO	R'S SERV	ICES		\$100.00		
		TOTAL **	*******	\$100.00 :*****	\$ / 306,00	
PROTHON	OTARY (1	NOTARY)		\$10.00		
RECORDE	R OF DEE	DS		\$ <u>71.75</u>	517	
		TOTAL **	*******	*******	\$ 0/1/5	
REAL EST.	ATE TAX	ES:				
		& COUNT		\$		
	IOOL DIS		20	\$		
DEI	JINQUEN'	Γ	20	\$ <u>5,00</u>	~ ~ ~ ~	
		TOTAL **	******	*******	\$ 2,00	
MUNICIPA	L FEES D	UE:				
SEV	VER		20	\$	-	
WA	TER		20	\$ <u> </u>	- , , ~ -	
		TOTAL **	******	*****	\$	
SURCHAR	GE EEE (DSTE)			\$ 190,00	
MISC.	•	Do LE)		\$	Ψ <u>΄΄</u> : - ;	
1VIIDO			_	\$	-	
		TOTAL *	_ *****	**********	\$_0-	
		TOTALO	A0T0 (A1	ירוואירי היוואים		\$2188,25
		TOTALC	10) 616U	PENING BID)		φ_0,00,00

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 May 16, 23, 30, 2018 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.

and be a series of the series
Sworn and subscribed to before me this 30th day of May 20.18
Sworn and subscribed to before me this 30th day of May 20.18 Aven M. Beach (Notary Public)
Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries
And now,, 20, I hereby certify that the advertising and
publication charges amounting to \$for publishing the foregoing notice, and the
fee for this affidavit have been paid in full.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLICK (et al.)

Case Number 2014CV976

SHERIFF'S RETURN OF SERVICE

05/02/2018 11:13 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1613 2ND AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

May 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

2ND day of MAY

2018

Sarats Jane Klingaman

NOTARY

Tax Notice 2018 County & Municipality BERWICK BORO	FOR: COLUMBIA Co	unty		DATE 03/01/2018		BILL NO. 5536
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DU	JE INCL PENALTY
BERWICK BOROUGH TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 HOURS:MON. TUE, THUR: 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS	GENERAL SINKING FIRE LIGHT BORO RE	17,193	11.385 1 1.25 1.25 14.1	16.85 21.06	17.1 21.4 21.4	18.91 19 22.56 19 22.56
PHONE:570-752-7442	The discount & penalty have been calculated for your convenience	PAY THIS AM		488.37 April 30 If paid on or before	498.3 June 30 If paid on or befor	June 30
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS R	EQUESTED	C		WP	TI	his tax returned
POLLICK ROBERT D & WENI 739 LASALLE ST BERWICK PA 18603	OY	Discount Penalty PARCEL: 04I 1613 SECON		2 % 5 % 00,000	1	courthouse on: anuary 1, 2019
If you desire a receipt, send a self-addressed stamped enve		.1653 Acres		~	2,880 14,313 17,193	FILE COPY

•

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 03/22/2018 Cert. NO: 31870

POLLICK ROBERT D & WENDY

739 LASALLE ST BERWICK PA 18603

District: BERWICK BORO

Deed: 20021 -4084 Location: 1613 SECOND AVE LOT # Parcel Id:04D-06 -047-00,000

Assessment: 17,193 Balances as of 03/22/2018

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

COLUMBIA COUNTY SHERIFF	
Ву:	Per:

Richard M. Squire & Associates, LLC Richard M. Squire, Esquire Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire ID. Nos. 04267 / 312169 / 311728 One Jenkintown Station, Suite 104 115 West Avenue

Attorneys for Plaintiff

Jenkintown PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Second Opportunity of America, LLC IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA **PLAINTIFF**

v.

DOCKET NO.2014-CV-976 2018-ED-24

CIVIL ACTION

Wendy Pollick

DEFENDANT(S).

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1613 2nd Avenue, Berwick, PA 18603 (See attached legal description)

Amount Due	\$ 66,947.13
Interest From 03/06/2018 to Date of Sale @ \$13.07 per diem	\$
Total	\$
* plus fees and costs	

PROTHONOTARY Clerk of Sev. Courts SeaMy Com. Ex. 1st Monday in 2020

BY:		
	Deputy Prothonotary	
	n :	

Date 3-12-18

2014-CV-976

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Second Opportunity of America, LLC, Plaintiff,

>

Wendy Pollick

Defendant(s).

Premises: 1613 2nd Avenue, Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

Filed:

Richard M. Squire, Esquire

Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791

Berwick, PA 18603

Richard M. Squire & Associates, LLC By: Richard M. Squire, Esquire Bradley J. Osborne, Esquire Sarah McCaffery, Esquire ID. Nos. 04267 / 312169 / 311728 One Jenkintown Station, Suite 104 115 West Avenue

Attorneys for Plaintiff

Jenkintown, PA 19046 Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC

V.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

DOCKET NO.2014-CV-976 2018-ED-24

Wendy Pollick

DEFENDANT(S). CIVIL ACTION

MORTGAGE FORECLOSURE

MORTGAG

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Wendy Pollick 1613 2nd Avenue Berwick, PA 18603

Your house (real estate) at 1613 2nd Avenue, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale June Lo 2018 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$66,947.13 plus interest to the sale date obtained by Second Opportunity of America, LLC against you.

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

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

- 1. The sale will be canceled if you pay back to Second Opportunity of America, LLC, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire at (215) 886-8790.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
 - 3. You may be able to stop the sale through other legal proceedings.

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570) 389-5622.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
- 7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Proof of Ad 03/14/18

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Ad ID:

1131748

Description:

NO. 2014CV976 SHERIFF'S

SALE

Run Dates:

05/16/18 to 05/30/18

Class:

2

Agate Lines:

174

Blind Box:

Amount Paid

Start Stop

inserts Cost

\$1,056.00

\$0.00

Publication
Press Enterprise 0

05/16/1805/30/18

3 \$1,056.00

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JUNE 06, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNI/NG at a point on the north side of Second Avenue at the Southwest corner of Lot No. 797; thence in a northerty direction along said lot 160 feet to a 15 foot alley; thence in a westerly direction along said alley 45 feet to a corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. BEING a single house known and numbered as 1613 2nd Avenue, Berwick, PA 18603 (Lot No. 798) BEING the same premises in which Robert D. Pollick and Terry L Troiani, Executors of the Estate of Joseph F. Pollick, Sr., by deed dated November 25, 2002 and recorded in the Office of Recorder of Deeds in and for Columbia County on December 4, 2002 at Instrument #200214084, conveyed unto Robert D. Pollick and Wendy Pollick. His wife. Robert D. Pollick departed this life on July 31, 2017. Parcel No. 040-06-047

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 04D-06-047

Seized and taken into execution to be sold as the property of WENDY POLLICK, ROBERT POLLICK in suit of SECOND OPPORTUNITY OF AMERICA LLC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY 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 failts 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 agiainst 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 Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JUNE 06, 2018 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the north side of Second Avenue at the Southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15 foot alley; thence in a westerly direction along said alley 45 feet to a corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. BEING a single house known and numbered as 1613 2nd Avenue, Berwick, PA 18603 (Lot No. 798) BEING the same premises in which Robert D. Pollick and Terry L Troiani, Executors of the Estate of Joseph F. Pollick, Sr., by deed dated November 25, 2002 and recorded in the Office of Recorder of Deeds in and for Columbia County on December 4, 2002 at Instrument #200214084, conveyed unto Robert D. Pollick and Wendy Pollick. His wife. Robert D. Pollick departed this life on July 31, 2017.

Parcel No. 04D-06-047

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

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: RICHARD SQUIRE & ASSOCIATES LLC JENKINTOWN, PA Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

115 West Avenue Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Second Opportunity of America, LLC

v.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2014-CV-976

2018-ED-24

Wendy Pollick

DEFENDANT(S).

CIVIL ACTION

Attorneys for Plaintiff

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1613 2nd Avenue, Berwick, PA 18603 (See attached legal description)

Amount Due	\$ 66,947.13	
Interest From 03/06/2018 to Date of Sale @ \$13.07 per diem	\$	
Total	\$	
* plus fees and costs		

PROTHONOTORY& Clerk of Sev. Courts

Seal MayoGpm. Ex. 1st Monday in 2020

BY:		
	Deputy Prothonotary	
	21210	
	Date 3-12-18	

2014-CV-976

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Second Opportunity of America, LLC, Plaintiff,

>

Wendy Pollick

Defendant(s).

Premises: 1613 2nd Avenue, Berwick, PA 18603

WRIT OF EXECUTION (Mortgage Foreclosure)

Filed:

Richard M. Squire, Esquire

**Daradley J. Osborne, Esquire

Sarah K. McCaffery, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Jol 3 2nd Avenue Berwick, PA 18603

Myneys for Plaintiff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

vs.	OPPORTUNITY OF AMERICA LLC WENDY (et al.)				Number 4CV976	
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Name: Primary Address:	(POSTING) 1613 2ND AVENUE BERWICK, PA 18603	Served: Adult In Charge:	Personally · Adu	ult In Charge	Posted Other	2014CV976
Phone:	DOB:	Relation:				
Alternate Address:		Date:	57-18	Time:	1(:13	
Phone:	The state of the s	Deputy:	3	Mileage:		- 513
Attorney / Name:	Originator: RICHARD SQUIRE & ASSOCIATES LLC	Phone:	. te \		gy and gy and storming gy and storming gy and	613 ZND AVENUE
Service Att Date: Time: Mileage: Deputy:	lempts:	A 100 100 100 100 100 100 100 100 100 10	A			, DEKWICK, PA
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OPPORTUNITY OF AMERICA LLC WENDY (et al.)				Number ICV976	
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Primary Address:	1613 2ND AVENUE BERWICK, PA 18603	Adult In Charge:	**************************************			2014CV976
Phone:	DOB:	Relation:				
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Attorney / (Originator:					2ND
Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:				ΑVE
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

GINGHER, CONNIE C.

2014CV976

1615 LINCOLN AVENUE, BERWICK, PA 18603

vs.	OPPORTUNITY OF AMERION WENDY (et al.)	CA LLC				Number 4CV976
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Name:	Connie C. Gingher	the first of the country to the territorial participant of the first pulled by contract of the first country to th	Served:	Personally Ad	luit In Charge	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	000 - 11 E TH C C MININGON TO A MININGO THE A MEAN WAY FOR THE C WAY TO SEE	Adult In Charge:		1	2.25
Phone:	570-752-7442	DOB:	Relation:			
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Attorney / Name: Service Att	Originator: RICHARD SQUIRE & ASS	OCIATES LLC	Phone:			
Date:						
Time:						***************************************
Mileage: Deputy:						
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	OPPORTUNITY OF AMERICA LLC WENDY (et al.)				Number 4CV976
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Serve To:		Final Servi			
Name:	WENDY POLLICK	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	1613 2ND AVENUE BERWICK, PA 18603 Vacant	Adult In Charge:			
Phone:	DOB:	Relation:	Service of the servic	/	
Alternate Address:	739 LASALLE STREET BERWICK, PA 18603	Date:	3-21-18	Time:	21,00
Phone:	у станова и при при при при при при при при при п	Deputy:	3	Mileage:	
Attorney / (Originator:			81 100	
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1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OPPORTUNITY OF AMERICA LLC				Number 4CV976
POLLICK, V	WENDY (et al.)	<u>. </u>	<u> </u>	201	4CV976
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Name:	BERWICK SEWER AUTHORITY	Served:	Personally Adu	It In Charge	· Posted · Other
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Phone:	DOB:	Relation:	Socretary	************	
Alternate Address:		Date:	3-23-18	Time:	14:41
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Attorney / (Originator:				
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Q\ Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Cot Served: Personally Adult In Charge: Posted: Other Adult In Charge: Posted: Other Charge: Bloomsburg, PA 17815 Phone: DoB: Relation: Recurpt: MI Challe Safty: Mileage: Date: 03.1 L - 18 Time: 1) 1 O Phone: Atternate Address: Date: Deputy: 1.2 Mileage: Attempts: Date: Time: Service Attempts: Deputy: 1.3 Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	VS.	OPPORTUNITY OF AMERICA LLC WENDY (et al.)				Number 4CV976
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DOMESTIC RELATIONS OF 2014CV976 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX C

2014CV976

PO BOX 380, BLOOMSBURG, PA 17815

vs.	DPPORTUNITY OF AM	MERICA LLC					Number 4CV976
POLLICK,	WENDY (et al.)						
Service De	talls:	SERVIC	E COVER SHE	EET		ere en en	
Category:	Real Estate Sale - Sa	A real from Welling or only per home property and only in the extreme		enty in a property in the least		Zone:	24
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Serve To:			Final Servi	47.84			Dontol Other
Name:	Columbia County Ta	IX Office	Served:	garana garana			Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	315	Adult In Charge:	612	Whi	knight	Clerk
Phone:	570-389-5649	DOB:	Relation:	Clas	was a second contract of		
Alternate Address:		h a e e e e e e e e e e e e e e e e e e	Date:	3-16	18	Time:	1108
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Attorney /	Oficinator:						
Name:	RICHARD SQUIRE &	ASSOCIATES LLC	Phone:	· · · · · · · · · · · · · · · · · · ·			1
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EXPIRATION

REAL ESTATE OUTLINE

ED# 2018 ED 24

DATE RECEIVED	3-12-2018	
DOCKET AND INDEX	2014 - CV -976	
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WRIT OF EXECUTION	X	
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	2 ND WEEK	
	3 RD WEEK	
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Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Bradley J. Osborne, Esquire

Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

Second Opportunity of America, LLC

v.

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

DOCKET NO.2014-CV-976 2018-ED-24

Wendy Pollick

DEFENDANT(S).

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Second Opportunity of America, LLC, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1613 2nd Avenue, Berwick, PA 18603, Parcel No. 96599527.

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

Wendy Pollick 1613 2nd Avenue Berwick PA 18603

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

Wendy Pollick 1613 2nd Avenue Berwick PA 18603

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

Second Opportunity of America, LLC 314 S. Franklin Street Titusville, PA 16354

CitiBank, N.A. 388 Greenwich Street New York, NY 10013

CitiBank, N.A. c/o Burton, Neil and Associates 1060 Andrew Drive, #170 West Chester, PA 19380

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

Mortgage Electronics Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501

Equity One, Inc. d/b/a Popular Financial Services 301 Lippincott Drive Marlton, NJ 08053

Second Opportunity of America, LLC 314 S. Franklin Street Titusville, PA 16354

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

N/A

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

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

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

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

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

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

Commonwealth of Pennsylvania Department of Revenue Office of Chief Counsel Dept. 281061 Harrisburg, PA 17128-1061

Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division 1131 Strawberry Square 6th Floor, Dept. 280601 Harrisburg, PA 17128 Internal Revenue Service Special Procedures Branch 1001 Liberty Avenue 13th Floor, Suite 1300 Pittsburgh, PA 15222

Department of Public Welfare Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

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

Tenant/Occupant 1613 2nd Avenue Berwick, PA 18603

VERIFICATION

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

Date: March 5, 2018

Richard M. Squire & Associates, LLC

Richard M. Squire, Esq. (PA I.D.# 04267) Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Richard M. Squire & Associates, LLC

v.

By: Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104 115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Second Opportunity of America, LLC IN THE C

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

DOCKET NO.2014-CV-976

2018-ED-24

Wendy Pollick

DEFENDANT(S).

CIVIL ACTION

Attorneys for Plaintiff

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1613 2nd Avenue, Berwick, PA 18603 (See attached legal description)

Amount Due	\$ 66,947.13
Interest From 03/06/2018 to Date of Sale @ \$13.07 per diem	\$
Total	\$
* plus fees and costs	

PROTHONOFARM & Clerk of Sev. Courts

Seal of Exurom. Ex. 1st Monday in 2020

BY:		
	Deputy Prothonotary	•

Date 3-12-18

2014-CV-976

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Second Opportunity of America, LLC, Plaintiff,

Wendy Pollick

Defendant(s).

Premises: 1613 2nd Avenue, Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

Filed:

Richard M. Squire, Esquire

**A Bradley J. Osborne, Esquire

Sarah K. McCaffery, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue Jenkintown, PA 19046 (215) 886-8790 Fax (215) 886-8791 Affghneys for Plaintiff

Bérwick, PA 18603 1513 2nd Avenue

Richard M. Squire & Associates, LLC

Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Wendy Pollick

Second Opportunity of America, LLC

PLAINTIFF

v.

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2014-CV-976 2018-ED-24

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Wendy Pollick 1613 2nd Avenue

Berwick, PA 18603

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

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

- 1. The sale will be canceled if you pay back to Second Opportunity of America, LLC, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire at (215) 886-8790.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
 - 3. You may be able to stop the sale through other legal proceedings.

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

Richard M. Squire & Associates, LLC

Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728 One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

By:

Second Opportunity of America, LLC

PLAINTIFF

V.

Wendy Pollick

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2014-CV-976 2018-ED-24

CIVIL ACTION

Attorneys for Plaintiff

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

() An FHA Mortgage

() Non-owner occupied

() Vacant

(X) Act 91 Procedures have been fulfilled

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

Date: March 5, 2018

Richard M. Squire & Associates, LLC

Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Richard M. Squire & Associates, LLC Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

115 West Avenue Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

Second Opportunity of America, LLC

V.

IN THE COURT OF COMMON PLEAS PLAINTIFF

COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2014-CV-976 2018-ED-24

Wendy Pollick

DEFENDANT(S).

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

() An FHA Mortgage

Non-owner occupied

()Vacant

(X) Act 91 Procedures have been fulfilled

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

Date: March 5, 2018

Richard M. Squire & Associates, LLC

Richard M. Squire, Esq. (PA I.D.# 04267) Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

Second Opportunity of America, LLC

v.

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2014-CV-976 2018-ED-24

Wendy Pollick

DEFENDANT(S).

PLAINTIFF

CIVIL ACTION

Attorneys for Plaintiff

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Bradley Osborne/Sarah K. McCaffery, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Wendy Pollick 1613 2nd Avenue Berwick PA 18603

Date: March 5, 2018

Richard M. Squire & Associates, LLC

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

Pradley J. Osborne, Esq. (PA I.D. #312169) Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

CERTIFICATE OF COMPLIANCE

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

Submitted by: Richard M. Squire & Associates, LLC

Signature;

Name: Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

Richard M. Squire & Associates, LLC By: Richard M. Squire, Esquire Bradley J. Osborne, Esquire Sarah K. McCaffery, Esquire ID. Nos. 04267 / 312169 / 311728 One Jenkintown Station, Suite 104

Attorneys for Plaintiff

115 West Avenue Jenkintown, PA 19046 Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC

v.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

DOCKET NO.2014-CV-976 2018-ED-24

Wendy Pollick

DEFENDANT(S).

CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof: And the sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: March 5, 2018

Richard M. Squire & Associates, LLC

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

A Bradley L Osborne, Esq. (PA I.D. #312169) Sarah K. McCaffery, Esq. (PA I.D. #311728)

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Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the north side of Second Avenue at the Southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15 foot alley; thence in a westerly direction along said alley 45 feet to a corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

BEING a single house known and numbered as 1613 2nd Avenue, Berwick, PA 18603 (Lot No. 798)

BEING the same premises in which Robert D. Pollick and Terry L Troiani, Executors of the Estate of Joseph F. Pollick, Sr., by deed dated November 25, 2002 and recorded in the Office of Recorder of Deeds in and for Columbia County on December 4, 2002 at Instrument #200214084, conveyed unto Robert D. Pollick and Wendy Pollick. His wife.

Robert D. Pollick departed this life on July 31, 2017.

Parcel No. 04D-06-047

RICHARD M. SQUIRE & ASSOCIATES, LLC ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne^
Sarah K. McCaffery^
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046

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

www.squirelaw.com

March 5, 2018

Columbia Sheriff's Office P.O. Box 380 Bloomsburg, PA 17815

RE:

Second Opportunity of America, LLC v. Wendy Pollick

Columbia County Docket No. 2014-CV-976

Premises: 1613 2nd Avenue, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter. Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon the defendants at the following:

Please Serve Personally/Adult in Charge:

Wendy Pollick 1613 2nd Avenue Berwick PA 18603

PLEASE POST HANDILL TO THE PROPERTY: 1613 2nd Avenue, Berwick, PA 18603

Attached please find a check payable to the Sheriff in the amount of the required Sheriff's sale deposit.

Thank you in advance for your courtesies.

Very truly yours,

Richard M. Squire & Associates, LLC

Enclosures

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



71901140006000125014

POPLAR FINANCIAL SERVICES EQUITY ONE 301 LIPPINCOTT DRIVE

MARLTON

NJ 08053

Document Receipt

First-Class Mail® 3/13/2018 12:00:00 AM Trans# Carrier / service: USPS Server 12677

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE 71901140006000124956 Tracking #:

2018ED24 SUITE 220 Doc Ref#: Postage 5.4200

PITTSBURGH PA 15222 Document Receipt

Trans#

12677

Carrier / service: USPS Server

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INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE

Tracking #:

71901140006000124956

Doc Ref#: Postage

2018ED24 5.4200

PITTSBURGH

SUITE 220

PA 15222

Document Receipt

Trans # 12687 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

BURTON, NEIL AND ASSOC CICTBANK N.A

1060 ANDREW DRIVE #170 Tracking #: 71901140006000125052

Doc Ref #: 2018ED24

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WEST CHESTER PA 19380

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Trans # 12687 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

BURTON, NEIL AND ASSOC CICTBANK N.A

1060 ANDREW DRIVE # 170 Tracking #: 71901140006000125052

Doc Ref #: 2018ED24

Postage 5.4200

WEST CHESTER PA 19380

Document Receipt

3/13/2018 12:00:00 AM First-Class Mail® USPS Server Trans# 12686 Carrier / service:

Ship to:

CITIBANK N.A.

71901140006000125045 388 GREENWICH STREET Tracking #:

Doc Ref#:

2018ED24

Postage 5.4200

NEW YORK NY 10013

Document Receipt

Trans # 12686 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

CITIBANK N.A.

388 GREENWICH STREET Tracking #: 71901140006000125045

Doc Ref #: 2018ED24

Postage 5.4200

NEW YORK NY 10013

Document Receipt

3/13/2018 12:00:00 AM First-Class Mail® **USPS** Server Trans# 12685 Carrier / service:

Ship to:

ESTATE RECOVERY PROGRAM DEPT OF PUBLIC WELFARE

71901140006000125038 WILLIOW OAK BUIDLING Tracking #:

Doc Ref#: 2018ED24 P.O. BOX 8486 5.4200 Postage

Document Receipt

Carrier / service: USPS Server 3/13/2018 12:00:00 AM Trans# 12684 First-Class Mail®

Ship to:

BUEREAU OF CHILD SUPPORT DEPARTMENT OF PUBLIC WELFARE

71901140006000125021 HEATH & WELFARE BLDG RM 432 Tracking #:

Doc Ref#: 2018ED24 5.4200

Postage

Document Receipt

3/13/2018 12:00:00 AM First-Class Mail® Trans# 12684 Carrier / service: USPS Server

Ship to:

BUEREAU OF CHILD SUPPORT DEPARTMENT OF PUBLIC WELFARE

71901140006000125021 HEATH & WELFARE BLDG RM 432 Tracking #:

2018ED24 Doc Ref#: 5.4200 Postage

Document Receipt

3/13/2018 12:00:00 AM First-Class Mail® **USPS** Server Trans# 12683 Carrier / service:

Ship to:

POPLAR FINANCIAL SERVICES EQUITY ONE

71901140006000125014 301 LIPPINCOTT DRIVE Tracking #:

Doc Ref#: 2018ED24 5.4200 Postage

NJ 08053 MARLTON

Document Receipt

Trans# 12683 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

POPLAR FINANCIAL SERVICES EQUITY ONE

301 LIPPINCOTT DRIVE Tracking #: 71901140006000125014

Doc Ref#: 2018ED24

Postage 5.4200

MARLTON NJ 08053

Document Receipt

Trans # 12682 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM
Ship to:
MERS
P.O. BOX 2026 Tracking #: 71901140006000125007

Doc Ref #: 2018ED24

Postage 5.4200

FLINT MI 48501

Document Receipt

Trans # 12682 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM
Ship to:

MERS
P.O. BOX 2026 Tracking #: 71901140006000125007

Tracking #: 7190114000 Doc Ref #: 2018ED24

Postage 5.4200

FLINT MI 48501

Document Receipt

USPS Server Trans# First-Class Mail® 3/13/2018 12:00:00 AM 12681 Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000124994 Tracking #:

Doc Ref#: 2018ED24 Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans# 12681 3/13/2018 12:00:00 AM Carrier / service: USPS Server First-Class Mail®

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000124994

Doc Ref#: 2018ED24

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 12680 Carrier / service: **USPS Server** 3/13/2018 12:00:00 AM First-Class Mail®

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #: 71901140006000124987

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Document Receipt

Trans # 12679 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000124970

Doc Ref #: 2018ED24

Postage 5.4200

Document Receipt

Trans# 12679 Carrier / service: USPS Server

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3/13/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000124970

Doc Ref#

2018ED24

Postage

5.4200

Document Receipt

Trans # 12678 Carrier / service: USPS Server First-Class Mail® 3/13/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000124963

Doc Ref #: 2018ED24

Postage 5.4200

Document	Receipt
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Trans# 12677 Carrier / service: USPS Server 3/13/2018 12:00:00 AM First-Class Mail®

Ship to:

IRS INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE Tracking #: 71901140006000124956

SUITE 220 Doc Ref #: 2018ED24 Postage 5.4200

PITTSBURGH PA 15222

TO THE ORDER OF

One Thousand Three hundred Fifty dollars and Zero cents**

03/09/2018

\$1,350.00

DATE

AMOUNT

Ð

RICHARD M. SQUIRE & ASSOCIATES., LLC
OPERATING ACCOUNT
115 WEST AVE. STE. 104
JENKINTOWN, PA 19846

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

BSI-278 - Pollick - 2nd Sale Deposit

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