

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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
				\$1,921.50	\$1,350.00

<b>TOTAL BALANCE:</b>	<b>\$(571.50)</b>
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Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

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

PLAINTIFF

v.

Wendy Pollick

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-976

CIVIL ACTION

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**

By: 

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

CLERK OF COURTS  
COUNTY OF COLUMBIA

2018 OCT 29 P 4:03

FILED  
PROTHONOTARY

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
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MORTGAGE FORECLOSURE

CLERK OF COURTS  
COUNTY OF COLUMBIA

2018 OCT 29 P 4:03

FILED  
NOTARIAL

**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 Praecept to Discontinue and End upon the following person(s) via regular mail - postage prepaid:

Wendy Pollick 1613 2nd Avenue, Berwick PA 18603

**RICHARD M. SQUIRE & ASSOCIATES, LLC**

By: 

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)

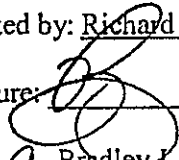
Attorneys for Plaintiff

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: 

Name: Bradley J. Osborne, Esq. (PA I.D. #312169)  
Sarah K. McCaffery, Esq. (PA I.D. #311728)  
Pierre E. Simonvil, Esq. (PA I.D. #323490)

FILED  
PROTHONOTARY  
2018 OCT 29 P 4:03  
CLERK OF COURTS  
COUNTY OF COLLIER

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff

SECOND OPPORTUNITY OF AMERICA LLC vs.

Defendant

WENDY POLLOCK  
ROBERT POLLOCK

**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

**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
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Solicitor Services</del>	<del>\$100.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$24.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
<b>Total Sheriff Costs</b>	<b>\$2,116.50</b>

195

## Distribution Costs

<del>Recording Fees</del>	<del>\$71.75</del>
<b>Total Distribution Costs</b>	<b>\$71.75</b>

**Grand Total:** \$2,188.25

1921.50

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**

SECOND OPPORTUNITY OF AMERICA LLC vs.

**Defendant**

WENDY POLLOCK  
ROBERT POLLOCK

**Attorney for the Plaintiff:**

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

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**Grand Total:** **\$2,188.25**

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

**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 PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

14-976

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>120.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>605.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1056.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1306.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

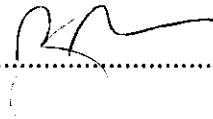
SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2188.25

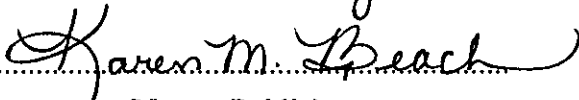


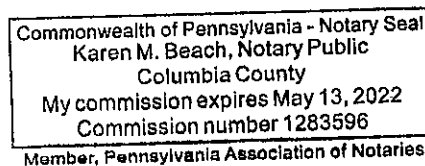
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 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.

.....  


Sworn and subscribed to before me this 30<sup>th</sup> day of May 2018

.....  
  
(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

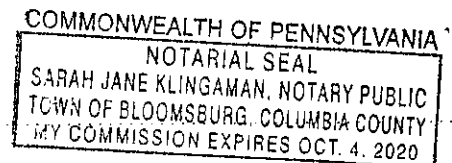
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

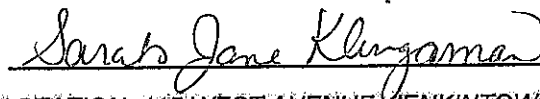
May 02, 2018

### NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2018





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

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

BERWICK BOROUGH  
TAX COLLECTOR  
1615 LINCOLN AVENUE  
BERWICK PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
NO PERSONAL CHECKS AFTER DEC. 1, 2018

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2018

BILL NO.  
5536

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,193	11.385	191.83	195.74	215.31
SINKING		1	16.85	17.19	18.91
FIRE		1.25	21.06	21.49	22.56
LIGHT		1.25	21.06	21.49	22.56
BORO RE		14.1	237.57	242.42	254.54
The discount & penalty have been calculated for your convenience			488.37 April 30 If paid on or before	498.33 June 30 If paid on or before	533.88 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

POLLOCK ROBERT D & WENDY  
739 LASALLE ST  
BERWICK PA 18603

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

This tax returned  
to courthouse on:  
January 1, 2019

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

REAL ESTATE TAX CERTIFICATION

Date: 03/22/2018

Fee: \$5.00

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	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

**COLUMBIA COUNTY SHERIFF**

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

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

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

Attorneys for Plaintiff

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

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		

*Baileya N. Silvette*  
PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal My Court. 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,

v.

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  
Attorneys for Plaintiff

\_\_\_\_\_  
1613 2nd Avenue  
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  
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Jenkintown, PA 19046  
Telephone: 215-886-8790  
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Attorneys for Plaintiff

Second Opportunity of America, LLC

PLAINTIFF

v.

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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

Your house (real estate) at 1613 2nd Avenue, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale June 6 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

SALE	Ad ID:	1131748
	Description:	NO. 2014CV976 SHERIFF'S
	Run Dates:	05/16/18 to 05/30/18
	Class:	2
	Agate Lines:	174
	Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,056.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	05/16/18	05/30/18	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: 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 POLLUCK, ROBERT POLLUCK in suit of SECOND OPPORTUNITY OF AMERICA LLC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

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

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		

*Baibara N. Silvestri*

PROTHONOTARY

Prothonotary & Clerk of Sev. Courts

Seal of Court My Com. 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,

v.

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  
Attorneys for Plaintiff

\_\_\_\_\_  
1613 2nd Avenue  
Berwick, PA 18603

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV976

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1613 2ND AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-2-18

Time:

11:13

Deputy:

3

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2014CV976

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV976

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 06/06/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Zone:**

24

**Warrant:**

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 1613 2ND AVENUE  
BERWICK, PA 18603

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

3-21-18

**Time:**

10:50

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** RICHARD SQUIRE & ASSOCIATES LLC

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

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

OCCUPANT

2014CV976

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV976

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

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:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/21/18

Time: 7:10

Deputy: 3

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2014CV976

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV976

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

24

**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:**

**Name:** WENDY POLLOCK

**Primary Address:** 1613 2ND AVENUE  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:** 739 LASALLE STREET  
BERWICK, PA 18603

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

3-21-18

**Time:**

21:00

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** RICHARD SQUIRE & ASSOCIATES LLC

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

1. Moved to Red Rock According to Neighbor. <sup>next door</sup>

2.

3.

4.

5.

6.

POLLOCK, WENDY

2014CV976

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV976

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

24

**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:**

**Name:** BERWICK SEWER AUTHORITY

**Primary Address:** 1108 FREAS AVE  
BERWICK, PA 18603

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Kelly Morris

**Relation:** Secretary

**Date:** 3-23-18

**Time:** 14:41

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** RICHARD SQUIRE & ASSOCIATES LLC

**Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

BERWICK SEWER AUTHORITY

2014CV976

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV976

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 24  
Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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 Santor

Relation: Receipt. mist

Date: 03-16-18 Time: 1110

Deputy: 12 Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV976

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

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:

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:

Liz Whiteknight Clerk

Relation:

CLERK

Date:

3-16-18

Time:

1108

Deputy:

12

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV976

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

## REAL ESTATE OUTLINE

ED # 2018 ED 24

DATE RECEIVED 3-12-2018  
DOCKET AND INDEX 2014 - CV - 976

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>      </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>      </u>	<u>X</u>	CK# <u>12584</u>

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

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

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

Attorneys for Plaintiff

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

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**

By: 

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](mailto:rsquire@squirelaw.com)

[bosborne@squirelaw.com](mailto:bosborne@squirelaw.com)

[smccaffery@squirelaw.com](mailto:smccaffery@squirelaw.com)

Attorneys for Plaintiff

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

Attorneys for Plaintiff

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

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		

*Balmain N. Silvette*

PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal of Court

My Com. 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,

v.

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  
Attorneys for Plaintiff

\_\_\_\_\_  
1613 2nd Avenue  
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  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Attorneys for Plaintiff

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

MORTGAGE FORECLOSURE

**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 6 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.)

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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

CIVIL ACTION

MORTGAGE FORECLOSURE

**CERTIFICATION**

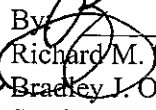
Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ 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**

By:   
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](mailto:rsquire@squirelaw.com)  
[bosborne@squirelaw.com](mailto:bosborne@squirelaw.com)  
[smccaffery@squirelaw.com](mailto:smccaffery@squirelaw.com)  
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
ID. Nos. 04267 / 312169 / 311728  
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Attorneys for Plaintiff

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

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
- ☒ 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**

By: 

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](mailto:rsquire@squirelaw.com)

[bosborne@squirelaw.com](mailto:bosborne@squirelaw.com)

[smccaffery@squirelaw.com](mailto:smccaffery@squirelaw.com)

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
ID. Nos. 04267 / 312169 / 311728  
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Attorneys for Plaintiff

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

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**

By: 

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

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

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

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[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[bosborne@squirelaw.com](mailto:bosborne@squirelaw.com)

[smccaffery@squirelaw.com](mailto: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  
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Attorneys for Plaintiff

Second Opportunity of America, LLC

PLAINTIFF

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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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

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

By: 

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

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[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[bosborne@squirelaw.com](mailto:bosborne@squirelaw.com)

[smccaffery@squirelaw.com](mailto: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 2<sup>nd</sup> 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](http://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  
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

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## Document Receipt

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

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000124956

Doc Ref #: 2018ED24

Postage 5.4200

PITTSBURGH PA 15222

## Document Receipt

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

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000124956

Doc Ref #: 2018ED24

Postage 5.4200

PITTSBURGH PA 15222

## Document Receipt

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

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

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

CITIBANK N.A.

388 GREENWICH STREET

Tracking #: 71901140006000125045

Doc Ref #: 2018ED24

Postage 5.4200

NEW YORK NY 10013

## Document Receipt

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

CITIBANK N.A.

388 GREENWICH STREET

Tracking #: 71901140006000125045

Doc Ref #: 2018ED24

Postage 5.4200

NEW YORK NY 10013



## Document Receipt

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

DEPT OF PUBLIC WELFARE

ESTATE RECOVERY  
PROGRAM

WILLIOW OAK BUIDLING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000125038

Doc Ref #: 2018ED24

Postage 5.4200

## Document Receipt

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

DEPARTMENT OF PUBLIC WELFARE

BUEREAU OF CHILD  
SUPPORT

HEATH &amp; WELFARE BLDG RM 432

Tracking #: 71901140006000125021

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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

DEPARTMENT OF PUBLIC WELFARE

BUEREAU OF CHILD  
SUPPORT

HEATH &amp; WELFARE BLDG RM 432

Tracking #: 71901140006000125021

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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

EQUITY ONE

POPLAR FINANCIAL  
SERVICES

301 LIPPINCOTT DRIVE

Tracking #: 71901140006000125014

Doc Ref #: 2018ED24

Postage 5.4200

MARLTON NJ 08053

## Document Receipt

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

EQUITY ONE

POPLAR FINANCIAL  
SERVICES

301 LIPPINCOTT DRIVE

Tracking #: 71901140006000125014

Doc Ref #: 2018ED24

Postage 5.4200

MARLTON NJ 08053

## Document Receipt

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

MERS

P.O. BOX 2026

Tracking #: 71901140006000125007

Doc Ref #: 2018ED24

Postage 5.4200

FLINT MI 48501

## Document Receipt

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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

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000124994

Doc Ref #: 2018ED24

Postage 5.4200

PHILADELPHIA PA 19106



## Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000124994

Doc Ref #: 2018ED24

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000124987

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000124970

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000124970

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000124963

Doc Ref #: 2018ED24

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000124956

Doc Ref #: 2018ED24

Postage 5.4200

PITTSBURGH PA 15222

12584

60-9127313

**\$1,350.00**

Pat. d. 1798.13011

012584 103130912311390000798130

### Security Features Included



**Details on back.**