

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOME POINT FINANCIAL CORP
vs.
STEFANIA POLOKOWSKI (et al.)

Case Number
2018CV486

PROPERTY ADDRESS
2 WEST 11TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/19/2018	Advance Fee	Advance Fee	001724556	\$0.00	\$1,350.00
06/19/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/19/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/19/2018	Crying Sale			\$10.00	\$0.00
06/19/2018	Docketing			\$15.00	\$0.00
06/19/2018	Levy			\$15.00	\$0.00
06/19/2018	Mailing Costs			\$30.00	\$0.00
06/19/2018	Posting Handbill			\$15.00	\$0.00
06/19/2018	Press Enterprise Inc.			\$1,074.00	\$0.00
06/19/2018	Sheriff Automation Fund			\$50.00	\$0.00
06/19/2018	Web Posting			\$100.00	\$0.00
07/24/2018	Continued or Cancelled Sale	Postponed to: 10/3/2018		\$10.00	\$0.00
09/27/2018	Service			\$165.00	\$0.00
09/27/2018	Service Mileage			\$6.00	\$0.00
09/27/2018	Copies			\$5.50	\$0.00
09/27/2018	Notary Fee			\$15.00	\$0.00
09/27/2018	Tax Claim Search			\$5.00	\$0.00
09/27/2018	Surcharge			\$120.00	\$0.00
10/02/2018	Continued or Cancelled Sale	Postponed to: 11/7/2018		\$10.00	\$0.00
11/07/2018	Continued or Cancelled Sale	Postponed to: 1/30/2019		\$10.00	\$0.00
01/16/2019	Continued or Cancelled Sale	Postponed to: 3/20/2019		\$10.00	\$0.00
03/12/2019	Continued or Cancelled Sale	Postponed to: 5/29/2019		\$10.00	\$0.00
05/24/2019	Continued or Cancelled Sale	Postponed to: 7/24/2019		\$10.00	\$0.00
07/17/2019	Continued or Cancelled Sale	Postponed to: 9/11/2019		\$10.00	\$0.00
09/06/2019	Continued or Cancelled Sale	Postponed to: 11/20/2019		\$10.00	\$0.00
				\$1,738.00	\$1,350.00
TOTAL BALANCE:				\$(388.00)	

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

November 19, 2019

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HOME POINT FINANCIAL CORPORATION v.
STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON
2 WEST 11TH STREET BLOOMSBURG, PA 17815-3702
No.: 2018-CV-486

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 20, 2019 due to the following: Bankruptcy.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Patrick Wirt

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: November 19, 2019

RE: Stefania Polokowski

CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$388.00.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
HOME POINT FINANCIAL CORP

vs.

Defendant
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, November 20, 201

Writ of Execution No. : 2018CV486

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2 WEST 11TH STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,074.00
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
Continued or Cancelled Sale	Postponed to: 10/3/2018	\$10.00
Service		\$165.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$120.00
Continued or Cancelled Sale	Postponed to: 11/7/2018	\$10.00
Continued or Cancelled Sale	Postponed to: 1/30/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 3/20/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 5/29/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 7/24/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 9/11/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 11/20/2019	\$10.00

Total Sheriff Costs **\$1,933.00**

Municipal Costs

Sewer \$201.55

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

Location of the real estate: 2 WEST 11TH STREET, BLOOMSBURG, PA 17815

Distribution Costs

Recording Fees

Total Municipal Costs \$201.55

\$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,206.30

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

HOME POINT FINANCIAL CORP VS STEFANIA & PATRICIA POLOKOWSKI

NO. 65-2018 ED

NO. 486-2018 JD

DATE/TIME OF SALE: November 20, 2019 @ 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 \$ _____

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

September 18, 2019

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,

Peter Wapner, Esquire

Enclosure

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

PH # 1019679

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:
:

FILED
PROTHONOTARY
2019 SEP -4 P 2:00
CLERK OF COURTS OF
COUNTY OF COLUMBIA

ORDER

AND NOW, this 30th day of August 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for November 20th, 2019.

No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

151 Mary E Norton

J.

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

----- FOLD HERE (regular) -----

----- FOLD HERE (6x9) 1019679 -----

----- FOLD HERE (regular) -----

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

September 18, 2019

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,

Peter Wapner, Esquire

Enclosures

cc: STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

PH # 1019679

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the August 30, 2019 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: September 18, 2019

By: _____
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:
:
:

FILED
PROTHONOTARY
2019 SEP -4 P 2:00
CLERK OF COURTS OF
COUNTY OF COLUMBIA

ORDER

AND NOW, this 30th day of August 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for November 20th, 2019.

No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

12/ Mary E. Norton

J.

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 11/20/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: SEP 11 2019



Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

Attorney for Plaintiff

CIVIL DIVISION
No.: 2018-CV-486

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

Date: SEP 11 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: SEP 11 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2018-CV-486

No.: 2018-ED-65

COLUMBIA COUNTY

RULE

AND NOW, this _____ day of _____, 2019, a Rule is entered upon
the Defendant to show cause why an Order should not be entered granting Plaintiff's Motion to
Postpone Sheriff's Sale.

Rule returnable on the _____ day of _____, 2019, at _____ at
the Columbia County Courthouse.

BY THE COURT

J.

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

HOME POINT FINANCIAL CORPORATION

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

No.: 2018-CV-486
No.: 2018-ED-65

Defendant

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

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

August 27, 2019

Date

By:

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

FILED
NOTARIAL
2019 AUG 28 A 11:51
CLERK OF COURT
COUNTY OF COLUMBIA

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

FILED
NOTARIAL
2019 SEP - 4 P 2:00
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 30th day of August 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for November 20th, 2019.

No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

151 Mary E. Norton

J.

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

FILED
PROTHONOTARY
2019 AUG 28 A 11:51
CLERK OF COURTS
COUNTY OF COLUMBIA

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:
:

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, Phelan Hallinan Diamond & Jones, LLP, petitions this Honorable Court for a postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

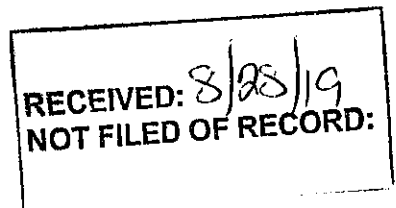
1. A Sheriff's Sale of the mortgaged property known as 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702 involved herein has been scheduled for September 11, 2019.
2. Plaintiff wishes to postpone the Sheriff Sale due to the automatic stay imposed by 11 USC §362 as a result of the bankruptcy petition filed by Defendant(s).
3. Unless the Court grants this Motion to postpone the Sheriff Sale, the Plaintiff will have to re-advertise the property to comply with Pa.R.C.P. 3129.2 which will result in additional costs to the parties.
4. A brief postponement of the Sheriff's Sale will not prejudice Defendants and will, in fact, inure to their benefit.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises
be continued to November 8, 2019.

Phelan Hallinan Diamond & Jones, LLP

Date: August 27, 2019

By: _____
Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff



Phelan Hallinan Diamond & Jones, LLP Attorney for Plaintiff
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

HOME POINT FINANCIAL CORPORATION	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO. 2018-CV-486
v.	:	
	:	COLUMBIA COUNTY
STEFANIA POLOKOWSKI	:	
PATRICIA ANN MORRISON	:	
	:	
	:	
Defendants	:	

MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S
MOTION TO POSTPONE SHERIFF'S SALE

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judice, a Sheriff's Sale of the mortgaged premises known as 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702 has been scheduled for September 11, 2019. However, a two month postponement is requested due to the automatic stay imposed by the bankruptcy code as a result of the bankruptcy petition filed by Defendant(s). 11 USC§362. The Third Circuit Court has held that the postponement of a Sheriff's sale does not violate the bankruptcy automatic stay. Taylor v. Slick, 178 F.3d 698 (3rd Cir.1999).

WHEREFORE, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the November 8, 2019 Sheriff's Sale.

Phelan Hallinan Diamond & Jones, LLP

Date: August 27, 2019

By: _____
Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the Motion to Postpone Sheriff's Sale
relative to the above matter and Memorandum of Law have been sent via first class mail to the
individuals indicated below on August 27, 2019.

STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

Phelan Hallinan Diamond & Jones, LLP

Date: August 27, 2019

By: _____
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

Timothy Chamberlain

From: Amy Seamans <aseamans@bloomsburgma.org>
Sent: Wednesday, September 4, 2019 9:18 AM
To: Timothy Chamberlain
Subject: 09.11.19 Sheriff Sale Re: Polokowski.Morrison

Good morning Tim,

I wanted to let you know that there is currently nothing due to the Bloomsburg Municipal Authority from Stefania Polokowski & Patricia Morrison of 2 W. 11th Street, in regards to the upcoming sale on 9/11/19.

Thank you,
Amy

Amy B. Seamans
Billing & Collections Director
Bloomsburg Municipal Authority
1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: (570) 784-5422, 2
Fax: (570) 204-3647
Email: aseamans@bloomsburgma.org

"This email message, including any attachments, is intended for the sole use of the individuals(s) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
FAX#: 215-568-7616

July 31, 2019

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,


Kenya Bates, Esquire

Enclosure

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

PH # 1019679

Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the July 17, 2019 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

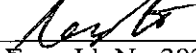
STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: July 31, 2019

By: 
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-486

: COLUMBIA COUNTY

ORDER

AND NOW, this 17 day of July 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for September 11, 2019.

No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

1st Thomas A. James, Jr.

FILED
PROTHONOTARY
2019 JUL 17 P 2:27
CLERK OF COURTS
COUNTY OF COLUMBIA

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

July 31, 2019

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,



Kenya Bates, Esquire

Enclosures

cc: STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

PH # 1019679

Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the July 17, 2019 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

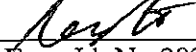
STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: July 31, 2019

By: 
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-486

: COLUMBIA COUNTY

ORDER

AND NOW, this 17 day of July 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for September 11, 2019.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and

Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

15/ Thomas A James, Jr.

FILED
PROTHONOTARY
2019 JUL 17 P 2:27
CLERK OF COURTS
COUNTY OF COLUMBIA

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 09/11/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.


STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 7/23/19


Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.


STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/24/2019 at 09:00 AM in the above-captioned matter has been continued until 09/11/2019 at 09:00 AM.

Date: 7/23/19



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

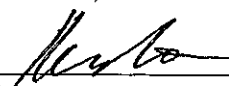
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702

Date: 7/23/19

PATRICIA ANN MORRISON
2 WEST 11TH STREET
BLOOMSBURG, PA 17815-3702



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.


**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 7/23/19



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

65

FILED
NOTARIAL

2019 JUL 24 P 12:03

CLERK OF COURTS
COUNTY OF COLUMBIA

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

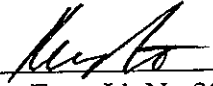
**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/24/2019 at 09:00 AM in the above-captioned matter has been continued until 09/11/2019 at 09:00 AM.

Date: 7/23/19


Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-486

: ⁶⁵COLUMBIA COUNTY

ORDER

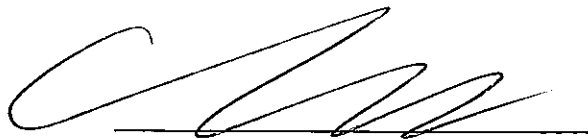
AND NOW, this 17 day of July 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET, BLOOMSBURG, PA 17815-3702
is postponed to the Sheriff's Sale scheduled for September 11, 2019.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



J.

FILED
PROTHONOTARY
2019 JUL 17 P 2:27
CLERK OF COURTS
COUNTY OF COLUMBIA

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office **From:** David Tran
Fax: 570-389-5625 **Date:** 7/9/2019
Phone: **Pages:** 1
Re: Postpone Sale Date – PHS 1019679 **CC:**

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

•Comments:

Good Afternoon,

Currently the sale is set for 7/24/19. We would like to postpone our scheduled sheriff sale for 45 days. Please provide a new sale date and time as soon as possible.

Defendants: POLOKOWSKI, STEFANIA
MORRISON, PATRICIA ANN
Property: 2 WEST 11TH STREET A/K/A
2 W ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

To:	Columbia County Sheriff Office	From:	David Tran
Fax:	570-389-5625	Date:	7/10/2019
Phone:		Pages:	1
Re:	Postpone Sale Date – PHS 1019679	CC:	

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

•Comments:

Good Afternoon,

Currently the sale is set for 7/24/19. We would like to postpone our scheduled sheriff sale for 45 days. Please provide a new sale date and time as soon as possible.

Defendants: POLOKOWSKI, STEFANIA
MORRISON, PATRICIA ANN
Property: 2 WEST 11TH STREET A/K/A
2 W ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office	From: David Tran
Fax: 570-389-5625	Date: 7/10/2019
Phone:	Pages: 1
Re: Postpone Sale Date – PHS 1019679	CC:

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

•Comments:

Good Afternoon,

Currently the sale is set for 7/24/19. We would like to postpone our scheduled sheriff sale for 45 days. Please provide a new sale date and time as soon as possible.

Defendants: POLOKOWSKI, STEFANIA
MORRISON, PATRICIA ANN
Property: 2 WEST 11TH STREET A/K/A
2 W ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

2018 EP 65

Municipal Authority of the Town of Bloomsburg

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

July 5, 2019

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street
Bloomsburg, PA 17815

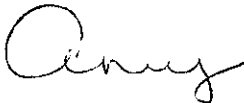
DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on July 24, 2019. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$134.63**.

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

Sincerely,



Amy Seamans
Billing and Collections Director

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 07/24/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.


STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 05/29/2019 at 09:00 AM in the above-captioned matter has been continued until 07/24/2019 at 09:00 AM.

Date: 5/29/19



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

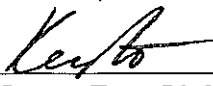
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Date: 5/29/19

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702


Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

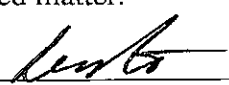
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 5/29/19


Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
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:

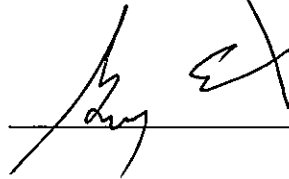
ORDER

AND NOW, this 23rd day of May 2019, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST, BLOOMSBURG, PA 17815-3702 is postponed to the Sheriff's Sale scheduled for July 24, 2019.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



FILED
NOTHONOTARY
2019 MAY 23 P 3:46
CLERK OF COURTS OF
COUNTY OF COLUMBIA

Municipal Authority of the Town of Bloomsburg

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

May 15, 2019

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on May 29, 2019. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$166.64**.

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

Sincerely,



Amy Seamans
Billing and Collections Director

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
FAX#: 215-568-7616

April 2, 2019

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A
2 W ELEVENTH ST
BLOOMSBURG, PA 17815-3702

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,


Kenya Bates, Esquire

Enclosure

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the March 11, 2019 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.


STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: April 2, 2019

By: 
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

FILED
PROTHONOTARY
2019 MAR 11 P 1:48
CLERK OF COURT
COUNTY OF COLE
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2018-CV-486
COLUMBIA COUNTY

ORDER

AND NOW, this 11th day of March 2019, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702 is postponed to the Sheriff's Sale scheduled for May 29,
2019. No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

April 2, 2019


Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,


Kenya Bates, Esquire

Enclosures

cc: STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

FILED
NOTHONOTARY

2019 MAR 11 P 1:48

CLERK OF COURTS
COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2018-CV-486

COLUMBIA COUNTY

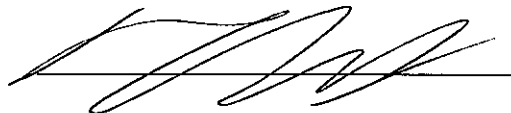
ORDER

AND NOW, this 11th day of April 2019, after consideration

of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702 is postponed to the Sheriff's Sale scheduled for May 29,
2019. No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



J.

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563 7000
Fax: (215) 563 8656

**Phelan Hal inar
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office **From:** Patrick Ralston

Fax: 570-389-5625 **Date:** March 5, 2019

Phone: 570-389-5622 **Pages:** 1

Re: Postpone Sale Date **CC:**

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for 60 days to a date in May 2019. Currently the sale is set for 03/20/19 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8656.

RE: HOME POINT FINANCIAL CORPORATION
v. POLOKOWSKI, STEFANIA & MORRISON, PATRICIA ANN
COLUMBIA County, 2018-CV-486

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you.

Patrick Ralston

Fax – 215-563-8656

May 29th 2019 @ 9:00am

1617 John F Kennedy Blvd
 Suite 1400
 Philadelphia, PA 19103
 Phone: (215) 563 7000
 Fax: (215) 563 6050

**Phelan Hal Inar
 Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office	From: Patrick Rakston
Fax: 570-369-5625	Date: March 5, 2019
Phone: 570-369-5622	Pages: 1
Re: Postpone Sale Date	CC:

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

***Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for 60 days to a date in May 2019. Currently the sale is set for 03/20/19 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8856.

RE: HOME POINT FINANCIAL CORPORATION
 v. POLOKOWSKI, STEFANIA & MORRISON, PATRICIA ANN
 COLUMBIA County, 2018-CV-486

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you.

Patrick Rakston

Fax : 215-563-8856

May 29th 2019 @ 9:00 am

Address	Start Time	Time	Prints	Result	Note
912155638656	03-05 15:12	00:00:36	001/001	OK	ORG

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LQVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-FUL : Full Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error
 Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TX Result Report

03/05/2019 15:13
 Serial No. A6VF011029028
 TC:00042967
 P 1

Timothy Chamberlain

From: Amy Seamans <aseamans@bloomsburgma.org>
Sent: Tuesday, March 5, 2019 12:04 PM
To: Timothy Chamberlain
Subject: 3.20.19 Sheriff Sale - POLOKOWSKI.MORRISON

Tim,

Please disregard the previous letter from the Bloomsburg Municipal Authority concerning sewer owed at 2 W. 11th Street, Bloomsburg from the 1/30/19 sale.

The property owners account is now current and there is no delinquent sewer owed either.

Thank you,
Amy

Amy B. Seamans
Billing & Collections Director
Bloomsburg Municipal Authority
1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: (570) 784-5422, 2
Fax: (570) 204-3647
Email: aseamans@bloomsburgma.org

"This email message, including any attachments, is intended for the sole use of the individual(s) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

From: Amy Seamans
Sent: Wednesday, January 9, 2019 3:01 PM
To: 'Timothy Chamberlain' <tchamberlain@columbiapa.org>
Subject: 1.30.19 Sheriff Sale - POLOKOWSKI.MORRISON

Tim,

Attached please find a letter from the Bloomsburg Municipal Authority for sewer owed on an upcoming Sheriff sale at 2 W. Eleventh Street, Bloomsburg.

Please let me know if you have any questions.

Thank you,
Amy

Amy B. Seamans
Billing & Collections Director
Bloomsburg Municipal Authority
1000 Market Street, Suite 9

Bloomsburg, PA 17815
Phone: (570) 784-5422, 2
Fax: (570) 204-3647
Email: aseamans@bloomsburgma.org

"This email message, including any attachments, is intended for the sole use of the individuals(s) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 05/29/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.

**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**

Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: MAR 19 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 03/20/2019 at 09:00 AM in the above-captioned matter has been continued until 05/29/2019 at 09:00 AM.

Date: MAR 19 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Date: MAR 19 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: MAR 19 2019

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 03/20/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

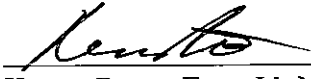
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 2/1/19



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

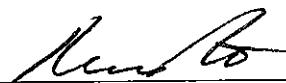
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/30/2019 at 09:00 AM in the above-captioned matter has been continued until 03/20/2019 at 09:00 AM.

Date: 2/1/19



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Date: 2/1/19

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702



Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

Municipal Authority of the Town of Bloomsburg

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

January 9, 2019

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 1/30/19. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$189.66**.

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

Sincerely,



Amy Seamans
Billing and Collections Director

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
FAX#: 215-568-7616

November 13, 2018


STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A
2 W ELEVENTH ST
BLOOMSBURG, PA 17815-3702

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,


Abigail Brunner, Esquire

Enclosure

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-486

: COLUMBIA COUNTY

FILED
NOTARIAL
2018 OCT 29 A 9:55
CLERK OF COURT
COUNTY OF COLUMBIA

ORDER

AND NOW, this 26 day of October 2018, after consideration
of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702 is postponed to the Sheriff's Sale scheduled for January 30,
2019. No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

1s/ Thomas A James, Jr.

J.

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

November 13, 2018

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI
and PATRICIA ANN MORRISON
COLUMBIA County, No 2018-CV-486

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,


Abigail Brunner, Esquire

Enclosures

cc: STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Phelan Hallinan Diamond & Jones, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-486
:
: COLUMBIA COUNTY
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the October 26, 2018 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

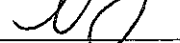
STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: November 13, 2018

By: 
Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 01/30/2019 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

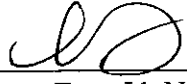
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 11/7/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.


**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/07/2018 at 09:00 AM in the above-captioned matter has been continued until 01/30/2019 at 09:00 AM.

Date: 11/7/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

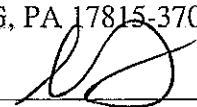
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Date: 11/7/18


Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.


**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 11/7/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

[Faint, illegible stamp]

HOME POINT FINANCIAL
CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2018-CV-486

: COLUMBIA COUNTY

CLERK OF COURT
COLUMBIA COUNTY
2018 OCT 29 A 9:55
POSTNOMINALLY

ORDER

AND NOW, this 26 day of October, 2018, after consideration

of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702 is postponed to the Sheriff's Sale scheduled for January 30,
2019. No further advertising or additional notice to lienholders or Defendants is required.
However, the Sheriff is directed to announce the continuation to the assembled bidders and
Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



J.

Municipal Authority of the Town of Bloomsburg

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

October 22, 2018

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street, Bloomsburg, PA 17815

DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on November 7, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$279.50.

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

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

October 2, 2018

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HOME POINT FINANCIAL CORPORATION v.
STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A 2 W ELEVENTH ST BLOOMSBURG, PA
17815-3702
No.: 2018-CV-486

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 3, 2018 due to the following: Bankruptcy.

The Property is to be relisted for the November 7, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE COST SHEET

6-18-18
18-486
pajokawski

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>394.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1074.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1324.00</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	\$ <u>201.55</u>	
WATER 20	\$	
TOTAL *****		\$ <u>201.55</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2126.30

JPP LAW
LAW OFFICES OF
JASON P. PROVINZANO, LLC
16 W. Northampton Street, Wilkes-Barre, PA 18701

September 26, 2018

Columbia County Sheriff's Dept
35 West Main Street
Bloomsburg, PA 17815

RE: NOTICE OF BANKRUPTCY CASE FILING
REQUEST TO STAY SHERIFF'S SALE

Owner / Debtor: Stefania Polowoski
Property: 2 West 11th Street
Bloomsburg, PA 17815

Parcel No: 05W-02-24700 (Bloomsburg)
Docket No: 2018 CV 486

Date of Sale: October 3, 2018 at 9:00 AM

VIA: Fax 570-389-5625
Email tchamberlain@columbiapa.org

To Whom It May Concern:

Please be advised that on September 26, 2018 Ms. Stefania Polokowski filed for relief under Chapter 13 in the United States Bankruptcy Court for the Middle District of Pennsylvania, Bankruptcy Case No. 5:18-bk-04049. For your convenience, enclosed please find a true and correct copy of the "Notice of Bankruptcy Case Filing."

Accordingly, all legal actions against Ms. Polokowski are stayed pursuant to the automatic stay provisions of the Bankruptcy Code. Therefore, I respectfully request that you discontinue the Sheriff's Sale relative to Ms. Polokowski's real property located at 2 W. 11th Street, Bloomsburg, PA 17815, which is scheduled to take place on October 03, 2018 at 9:00 AM.

If you have any questions concerning this correspondence, please feel free to contact me at your earliest convenience.

Sincerely,
/s/ Jason P. Provinzano, Esquire

Enclosure: Notification of Bankruptcy Case Filing

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/26/2018 at 12:41 PM and filed on 09/26/2018.



Stefania Alexandria Polokowski
2 W 11th St
Bloomsburg, PA 17815-3702
SSN / ITIN: xxx-xx-1926
aka Stefania A. Polokowski
aka Stefania Polokowski

The case was filed by the debtor's attorney:

Jason Paul Provinzano
Law Offices of Jason P. Provinzano, LLC
16 W. Northampton Street
Wilkes Barre, PA 18701
(570) 822-5771

The case was assigned case number 5:18-bk-04049.

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

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

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

Terrence S. Miller
Clerk, U.S. Bankruptcy
Court

PACER Service Center			
Transaction Receipt			
09/26/2018 12:54:37			
PACER Login:	Uprov057:3623642:0	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:18-bk-04049
Billable Pages:	1	Cost:	0.10

PHILAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 08/08/2018 at 09:00 AM in the above-captioned matter
has been continued until 10/03/2018 at 09:00 AM.

Date: 7/26/18


Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

Municipal Authority of the Town of Bloomsburg

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

September 21, 2018

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
PO Box 380
Bloomsburg, PA 17815

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street, Bloomsburg, PA 17815

DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on October 3, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$201.55.

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

Sincerely,



Amy Seamans
Billing and Collections Coordinator

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

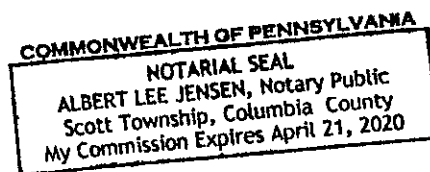
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 18, 25 & August 1, 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.

.....
James T. Micklow

Sworn and subscribed to before me this 1 day of August 2018.....

.....
Albert Lee Jensen

(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.

.....

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.
No.: 2018-CV-486

Dear Sir/Madam:

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

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

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

****Property is listed for the 10/03/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

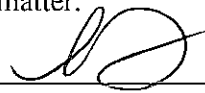
STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 7/26/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.

**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 08/08/2018 at 09:00 AM in the above-captioned matter has been continued until 10/03/2018 at 09:00 AM.

Date: 7/26/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.

**STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

STEFANIA POLOKOWSKI
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A, 2 W
ELEVENTH ST
BLOOMSBURG, PA 17815-3702

Date: 7/24/18


Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

HOME POINT FINANCIAL CORPORATION
Plaintiff

v.


STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2018-CV-486**
:
:

CERTIFICATE OF FILING

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

Date: 7/26/18



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

[Faint, illegible stamp]

Municipal Authority of the Town of Bloomsburg

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

July 26, 2018

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

RE: Stefania Polokowski & Patricia Ann Morrison
2 W. Eleventh Street
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-486

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on August 8, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$184.17**.

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

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

July 24, 2018

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HOME POINT FINANCIAL CORPORATION v.
STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON
2 WEST 11TH STREET A/K/A 2 W ELEVENTH ST BLOOMSBURG, PA
17815-3702
No.: 2018-CV-486

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 8, 2018 due to the following: Loss Mitigation.

The Property is to be relisted for the October 3, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32850

POLOKOWSKI STEFANIA
PATRICIA ANN MORRISON
121 N WHIPPLE ST
FORT BRAGG CA 95437

District: TOWN OF BLOOMSBURG
Deed: 20170 -6728
Location: 2 W ELEVENTH ST
Parcel Id:05W-02 -247-00,000

Assessment: 45,269
Balances as of 07/19/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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



71901140006000132258

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



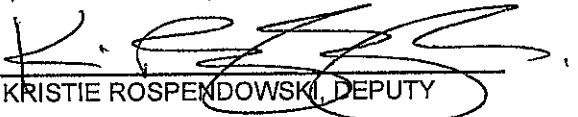
Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
STEFANIA POLOKOWSKI (et al.)

Case Number
2018CV486

SHERIFF'S RETURN OF SERVICE

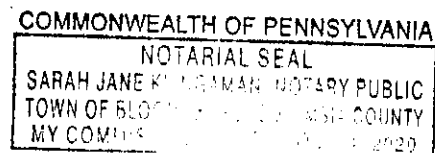
06/26/2018 08:50 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2 WEST 11TH STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

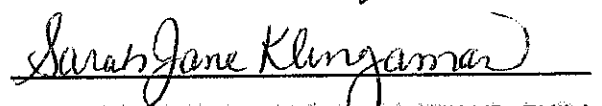
June 26, 2018



NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Door

Relation:

Date: 6/26/18

Time: 0850

Deputy: 4/18

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV486

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ONLY SEAMANS

Relation: CLERK

Date: 6/25/18 Time: 0847

Deputy: W Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2018CV486

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

65

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAILBOX

Relation:

OWNER

Date:

08/25/18

Time:

0847

Deputy:

H

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2018CV486

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV486

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, AUGUST 08, 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 TRACT of land situate on the south side of West 11th Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southwest corner of Center and West 11th Street and running thence along Center Street, South 24 degrees 20 minutes East, 125 feet to an alley; THENCE along said alley, South 65 degrees 40 minutes West, 80 feet to the corner of Lot No. 233; THENCE along said Lot No. 233, North 24 degrees 20 minutes West, 125 feet to West 11th Street; THENCE along West 11th Street, North 65 degrees 40 minutes East, 80 feet to the southwest corner of Center and 11th Streets, the place of BEGINNING.

It being known and designated as Lots No. 235 and 237 in the Waller-Naldrett Addition to the Town of Bloomsburg, as shown in County Map Book 1, Page 126 and 127. Upon which is erected a dwelling

TITLE TO SAID PREMISES IS VESTED IN STEFANIA POLOKOWSKI AND PATRICIA ANN MORRISON, by Deed from JASON K. GODEKE AND CRISTINA M. MATTHEWS, HUSBAND AND WIFE, Dated 08/11/2017, Recorded 08/23/2017, Instrument No. 201706728.

Tax Parcel: 05W-02-24700

PROPERTY ADDRESS: 2 WEST 11TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-24700

Seized and taken into execution to be sold as the property of STEFANIA POLOKOWSKI, PATRICIA ANN MORRISON in suit of HOME POINT FINANCIAL CORP.

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:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Home Point Financial Corporation

v.

Stefania Polokowski
Patricia Ann Morrison

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-⁴⁸⁶~~436~~

COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 2 West 11th Street a/k/a, 2 W Eleventh ST, Bloomsburg, PA 17815-3702
(See Legal Description attached)

Amount Due

Interest from 06/13/2018 at \$36.18 per diem

Costs to be added

\$220,093.44

\$

\$

Dated

6/18/18
(SEAL)

PH # 1019679

Barbara N. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOME POINT FINANCIAL CORP
vs.
STEFANIA POLOKOWSKI (et al.)

Case Number
2018CV486

SHERIFF'S RETURN OF SERVICE

06/20/2018 07:48 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ALEXANDER MORRISON FINANCEE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR STEFANIA POLOKOWSKI AT 2 WEST 11TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 21, 2018

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

NOTARY

Affirmed and subscribed to before me this

21ST day of JUNE, 2018

Sarah Jane Klingaman

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

100 Columbia Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: STEFANIA POLOKOWSKI

Primary Address: 2 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alexander Morrison

Relation: Fiancee

Date: 6-20-18 Time: 7:48p

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

POLOKOWSKI, STEFANIA

2018CV486

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOME POINT FINANCIAL CORP
vs.
STEFANIA POLOKOWSKI (et al.)

Case Number
2018CV486

SHERIFF'S RETURN OF SERVICE

06/20/2018 07:48 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ALEXANDER MORRISON HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PATRICIA ANN MORRISON AT 2 WEST 11TH STREET, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

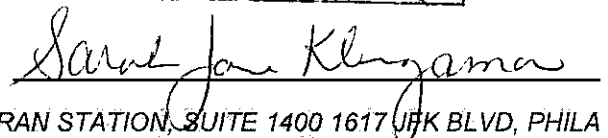
June 21, 2018

NOTARY

Affirmed and subscribed to before me this

21ST day of JUNE, 2018

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



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

© County Suite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PATRICIA ANN MORRISON

Primary Address: 2 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alexander Morrison

Relation: SON

Date: 6-20-18

Time: 7:48p

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MORRISON, PATRICIA ANN

2018CV486

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alexandee Morrisons

Relation: occupant

Date: 6-20-18 Time: 7:48p

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV486

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

65

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

MICHELLE SANTOR

Relation:

Client

Date:

6/21/18

Time:

0842

Deputy:

H

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV486

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

HOME POINT FINANCIAL CORP
vs.
POLOKOWSKI, STEFANIA (et al.)

Case Number
2018CV486

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 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:

ELIZABETH WHITTENIGHT

Relation:

CLERK

Date:

6/21/18

Time:

0832

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV486

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Home Point Financial Corporation

v.

Stefania Polokowski
Patricia Ann Morrison

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-436

2018-ED-65

COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 2 West 11th Street a/k/a, 2 W Eleventh ST, Bloomsburg, PA 17815-3702
(See Legal Description attached)

Amount Due

Interest from 06/13/2018 at \$36.18 per diem

Costs to be added

\$220,093.44

\$

\$

Dated

6/18/18
(SEAL)

PH # 1019679

Barbara M. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

05W-02-24700

REAL ESTATE OUTLINE

ED # 2018 ED 65

DATE RECEIVED 6-18-2018
DOCKET AND INDEX 2018 ~~ED 65~~ CV 486

CHECK FOR PROPER INFO.

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

CK# 001724556

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

SALE DATE

Aug 8th, 18th TIME 9:00 am

POSTING DATE

ADV. DATES FOR NEWSPAPER

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

Home Point Financial Corporation
PLAINTIFF

V.

STEFANIA POLOKOWSKI
PATRICIA ANN MORRISON
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: CASE NO. 2018-CV-⁴⁸⁶~~436~~
:
: 2018 - ED - 65
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

HOME POINT FINANCIAL CORPORATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 2 WEST 11TH STREET A/K/A 2 W ELEVENTH ST, BLOOMSBURG, PA 17815-3702.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

STEFANIA POLOKOWSKI 2 WEST 11TH STREET
A/K/A 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON 2 WEST 11TH STREET
A/K/A 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

STEFANIA POLOKOWSKI 2 WEST 11TH STREET
A/K/A 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702

PATRICIA ANN MORRISON 2 WEST 11TH STREET
A/K/A 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

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

Name

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

NONE.

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

Name

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

TENANT/OCCUPANT

2 WEST 11TH STREET
A/K/A 2 W ELEVENTH ST
BLOOMSBURG PA, 17815

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

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

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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

Date: **JUN 13 2018**

By: _____

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Home Point Financial Corporation

No.: 2018-CV-436

Defendant
Stefania Polokowski
Patricia Ann Morrison

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

2 West 11th Street a/k/a 2 W Eleventh ST Bloomsburg, PA 17815-3702

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

LEGAL DESCRIPTION

ALL THAT TRACT of land situate on the south side of West 11th Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southwest corner of Center and West 11th Street and running thence along Center Street, South 24 degrees 20 minutes East, 125 feet to an alley;

THENCE along said alley, South 65 degrees 40 minutes West, 80 feet to the corner of Lot No. 233;

THENCE along said Lot No. 233, North 24 degrees 20 minutes West, 125 feet to West 11th Street;

THENCE along West 11th Street, North 65 degrees 40 minutes East, 80 feet to the southwest corner of Center and 11th Streets, the place of BEGINNING.

It being known and designated as Lots No. 235 and 237 in the Waller-Naldrett Addition to the Town of Bloomsburg, as shown in County Map Book 1, Page 126 and 127. Upon which is erected a dwelling

TITLE TO SAID PREMISES IS VESTED IN STEFANIA POLOKOWSKI AND PATRICIA ANN MORRISON, by Deed from JASON K. GODEKE AND CRISTINA M. MATTHEWS, HUSBAND AND WIFE, Dated 08/11/2017, Recorded 08/23/2017, Instrument No. 201706728.

Tax Parcel: 05W-02-24700

Premises Being: 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST,
BLOOMSBURG, PA 17815-3702

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-436**

Home Point Financial Corporation

v.

Stefania Polokowski

Patricia Ann Morrison

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

2 West 11th Street a/k/a, 2 W Eleventh ST, Bloomsburg, PA 17815-3702

Parcel No. 05W-02-24700

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$220,093.44**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Home Point Financial Corporation

vs.

**Stefania Polokowski
Patricia Ann Morrison**

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-436
:

VERIFICATION OF NON-MILITARY SERVICE

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

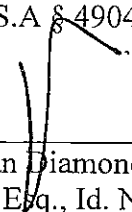
(a) that the defendant Stefania Polokowski is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that the defendant Patricia Ann Morrison is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(c) that defendant Stefania Polokowski is over 18 years of age and resides at 2 West 11th Street a/k/a, 2 W Eleventh ST, Bloomsburg, PA 17815-3702.

(d) that defendant Patricia Ann Morrison is over 18 years of age and resides at 2 West 11th Street a/k/a, 2 W Eleventh ST, Bloomsburg, PA 17815-3702.

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



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Home Point Financial Corporation
Plaintiff

v.

Stefania Polokowski
Patricia Ann Morrison
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2018-CV-⁴⁸⁶436**
:
: **2018 - ED - 65**
: **COLUMBIA County**
:


CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:



Phelan Hallinan/Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

Document Receipt

Trans #	13435	Carrier / service:	USPS Server	First-Class Mail®	6/19/2018 12:00:00 AM
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ATTORNEY FOR THE MIDDLE
DISTRICT

228 WALNUT STREET SUITE 220

Tracking #: 71901140006000132272

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HARRISBURG PA 17108

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Ship to:

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ATTORNEY FOR THE MIDDLE
DISTRICT

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000132265

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PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000132234

Doc Ref #: 2018ED65

Postage 5.4200

HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001724556

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
6/11/2018

AMOUNT
****\$1,350.00

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

EEG [1018679] 2 WEST 11TH STREET A/K/A (2018-CV-436)

AUTHORIZED SIGNATURE

⑈001724556⑈ ⑆036001808⑆ 361508666⑈

Travis S. Bell
SECURED BY SIGNATURE

Security Features Included.



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