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	<i>MEMO</i>	СНК #	DEBIT	CREDIT
01/14/2020	Advance Fee	Advance Fee	001785213	\$0.00	\$1,350.00
01/14/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/14/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/14/2020	Crying Sale			\$10.00	\$0.00
01/14/2020	Docketing			\$15.00	\$0.00
01/14/2020	Levy			\$15.00	\$0.00
01/14/2020	Mailing Costs			\$42.00	\$0.00
01/14/2020	Posting Handbill			\$15.00	\$0.00
01/14/2020	Press Enterprise Inc.			\$1,542.65	\$0.00
01/14/2020	Sheriff Automation Fund			\$50.00	\$0.00
01/14/2020	Web Posting			\$100.00	\$0.00
03/18/2020	Service			\$195.00	\$0.00
03/18/2020	Service Mileage			\$6.00	\$0.00
03/18/2020	Copies			\$6.50	\$0.00
03/18/2020	Notary Fee			\$15.00	\$0.00
03/18/2020	Tax Claim Search			\$5.00	\$0.00
03/18/2020	Surcharge			\$140.00	\$0.00
10/28/2020	Continued or Cancelled Sale	Postponed to: 1/27/2021		\$10.00	\$0.00

\$2,199.65 \$1,350.00

TOTAL BALANCE: \$(849.65)

 Printed:
 11/3/2020
 12:40:48PM
 (c) CountySuite Sheriff, Teleosoft, Inc.
 Page 1 of 1

Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000 701 MARKET STREET PHILADELFHIA, PA 19106 WWW.KMLLAWGROUP.COM

(215) 627-1322 Fax (215) 825-6456 Pasales@kmllawgroup.com

November 3, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: HOME POINT FINANCIAL CORPORATION

VS.

PATRICIA ANN MORRISON

No. 2018-CV-486 KML File#: 211943FC

Property Address: 2 West 11th Street, Bloomsburg, PA 17815

Sheriff's Sale Date: November 04, 2020

Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for November 04, 2020 has been stayed and <u>cancelled</u>.

By: KML LAW GROUP, P.C.

Sheriff's Sale Department Tara Busa – Supervisor (215) 825-6379

PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmllawgroup.com

cc

PATRICIA ANN MORRISON - 2 West 11th Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>		<u>Defendant</u>		コ
HOME POINT FINANCIAL CORP	vs.	STEFANIA POLOK PATRICIA ANN MOI		
		,,,,,,,		
Attorney for the Plaintiff:		Sheriff's Sale Date:	Wednesday	, September 9, 202
PHELAN HALLINAN DIAMOND & JONE ONE PENN CENTER AT SUBURAN ST		Writ of Execution No. :	2018CV486	
SUITE 1400 1617 JFK BLVD	111011	Advance Sheriff Costs	: \$1,350.00	

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

PHILADELPHIA, PA 19103-1814

Sheriff Costs

	Grand Total:	\$2,456.40
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Sheriff Costs	\$2,384.65
Surcharge		\$140.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$6.00
Web Posting Service		\$195.00
Transfer Tax Form	and the second second second second	\$100.00
Solicitor Services		\$25.00
Sheriff's Deed		\$100.00
Sheriff Automation Fund		\$35.00 \$35.00
Prothonotary, Acknowledge Deed	· ·	\$10.00 \$50.00
Press Enterprise Inc.		\$1,542.65 \$10.00
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

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) 563-8656
Alain.kender@phelanhallinan.com

Representing Lenders in Pennsylvania

Foreclosure Manager

October 28, 2020

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

Atm: 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 November 4, 2020 due to the following: COVID-19 - Servicer Stay.

The Property is to be relisted for the next available sale Sheriff Sale AFTER 12/31/2020.

Thank you for your cooperation in this matter.

Very Truly Yours, Alain Kender for Phelan Hallinan Diamond & Jones, LLP

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 11/04/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION Plaintiff	: : CIVIL DIVISION
v.	: : No.: <u>2018-CV-486</u>
STEFANIA POLOKOWSKI PATRICIA ANN MORRISON	; ;

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/09/2020 at 09:00 AM in the above-captioned matter has been continued until 11/04/2020 at 09:00 AM.

Date: SEP 0 9 2020

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

Defendant(s)

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION Plaintiff	: : CIVIL I	MACION
	:	
V.	: No.: <u>201</u> :	8-CV-486
STEFANIA POLOKOWSKI	:	
PATRICIA ANN MORRISON		
Defendant(s)		

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 SEP 0 9 2020 Date:	PATRICIA ANN MORRISON 2 WEST 11TH STREET A/K/A, 2 W ELEVENTH ST BLOOMSBURG, PA 17815-3702
Date.	Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

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

Date

HOME POINT FINANCIAL CORPORATION

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff CIVIL DIVISION

v. TERM

STEFANIA POLOKOWSKI No.: 2018-CV-486 PATRICIA ANN MORRISON No.: 2020-ED-2

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.

SEP 0 9 2020

By:

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION

Plaintiff : CIVIL DIVISION

. .

v. : No.: <u>2018-CV-486</u>

:

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

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 0 9 2020

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION

Plaintiff

CIVIL DIVISION

ν.

: No.: <u>2018-CV-486</u>

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)

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 0 9 2020

Peter Wapner, Esq., Id. No.318263

HOME POINT FINANCIAL CORPORATION

Plaintiff

CIVIL DIVISION

NO. 2018-CV-486

COLUMBIA COUNTY

COURT OF COMMON PLEAS

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

v.

Defendants

<u>ORDER</u>

AND NOW, this 3rd day of September 2020, 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 November 4, 2020.

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 games of.

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

: CIVIL DIVISION
Plaintiff :

: NO. 2018-CV-486

COURT OF COMMON PLEAS

: COLUMBIA COUNTY

ν.

PATRICIA ANN MORRISON

STEFANIA POLOKOWSKI

Defendants

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 A/K/A, 2 W ELEVENTH ST, BLOOMSBURG, PA 17815-3702 involved herein has been scheduled for September 9, 2020.
- 2. Plaintiff wishes to postpone the Sheriff sale in accordance with a general "moratorium" on foreclosures.
- 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.

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

ATTORNEY FOR PLAINTIFF

HOME POINT FINANCIAL CORPORATION

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

V.

215-563-7000

TERM

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

No.: 2018-CV-486 No.: 2020-ED-2

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.

September 1, 2020

Date

By:

Peter Wapner, Esq., Id. No.318263

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 09/09/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	No.: <u>2018-CV-486</u>
	•	

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

	The Sheriff's Sale scheduled for 07	7/29/2020 at 09:00 AM in the above-captioned matter
has beer	n continued until 09/09/2020 at 09:	00 AM.
Date:	AUG 03 2020	
		Peter Wapner, Esq., Id. No.318263
		Attorney for Plaintiff

PH # 1019679

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION	:
Plaintiff	: CIVIL DIVISION
V.	: No.: <u>2018-CV-486</u>

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)

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
AUG 0.3 2020

- ZUZU

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

PATRICIA ANN MORRISON

ELEVENTH ST

2 WEST 11TH STREET A/K/A, 2 W

BLOOMSBURG, PA 17815-3702

Date: _

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

HOME POINT FINANCIAL CORPORATION

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff CIVIL DIVISION

v. TERM

STEFANIA POLOKOWSKI No.: 2018-CV-486 PATRICIA ANN MORRISON No.: 2020-ED-2

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.

AUG 0 3 2020

By:

Peter Wapper Fig. 1d, No 318263

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff	: : CIVIL DIVISION
v.	: : No.: <u>2018-CV-486</u>
STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)	· :
<u>CERTIFICATE OF FILING</u>	
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.

AUG 0 3 2020

Date:

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION Plaintiff	: CIVIL DIVISION
v.	: No.: <u>2018-CV-486</u>
STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)	:
<u>CERTIFICATE OF FILING</u>	
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.

AUG 0 3 2020

Date:

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

. . . J IHUNOTARA

2020 AUG -4 P 2:58

CLERK OF COURTS TO COUNTY OF COLUMBIA

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Ľ	M	ME	POIN	T FIN	ANCIAL	CORPOR	ATION

Plaintiff

CIVIL DIVISION

v.

: No.: 2018-CV-486

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/29/2020 at 09:00 AM in the above-captioned matter has been continued until 09/09/2020 at 09:00 AM.

Date: ___AUG 03 2020

Peter Wapner, Esq., Id. No.318263

HOME POINT FINANCIAL CORPORATION

Plaintiff

v.

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 2018-CV-486

No.: 2020-ED-2

COLUMBIA COUNTY

FROTHINGTAKY

ORDER

AND NOW, this

16 2 day of Ju

2020, 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 September 9, 2020.

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.

TX Result Report

P 1 07/15/2020 10:59 Serial No. A6VF011029028 TC:00087288

Addressee	Start Time		Prints	Result	Note
912155638656	07-15 10:58	00:00:37	001/001	ОК	ORG

Result OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

 $NG: Other\ Error\ IL-PJL: PJL\ Error\ MDN-ER: MDN\ Resp.\ Error\ DSN-ER: DSN\ Resp.\ Error\ LGN-ER: Login\ Error\ Resp.\ Error\ LGN-ER: Login\ Error\ Resp.\ Error\ LGN-ER: Login\ Error\ LGN-ER: Login\ Error\ Resp.\ Error\ Resp.\ Error\ LGN-ER: Login\ Error\ Resp.\ Resp.\ Error\ Resp.\ Error\ Resp.\ Resp.\ Resp.\ Error\ Resp.\ Resp.\ Resp.\ Error\ Resp.\ Resp.\ Error\ Resp.\ Re$

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

BUSINESS OF THE COURTS Sheriff Sale

Sherii 9410 Postponement July 29, 2020 to September 9, 2020

IN THE COURT OF COMMON PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: 00 2020

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Copuration to Pa. R. C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Dasement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;

 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's council by faceimile and by regular United States mail.

 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Ps see 3129.1 affidavit and shall file an affidavit of service thereof.

 4. The Sheriff of Columbia County shall publish this Order on his official website.

 5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.

 6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

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Thomas A. Jamos of Fro.

BUSINESS OF THE COURTS

Sheriff Sale Postponement July 29, 2020 to September 9, 2020 IN THE COURT OF COMMON PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

HI-MV-

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

Thomas A. James, Jr. Pro

SE ZICH HITOF OZOZ

GCONTA OF COLUMN GLERK OF COURT

FRED TANKY

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

May 20, 2020

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 May 27, 2020 due to the following: COVID-19 - Servicer Stay.

The Property is to be relisted for the July 29, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, Patrick Wirt for Phelan Hallinan Diamond & Jones, LLP

Addressee	Start Time	Time	Prints	Result	Note
912155687616	05-21 10:20	00:00:57	000/002	No Ans	ORG

Result

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL 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

7 he lan

TIMOTHY T. CHAMBERLAIN



PHONE (\$70) 389-3622

24 HOUR PHON (\$70) 784-6300

PACSIMILE T	RANSMITTAL SHEET
Phelan- Real Estate	PRON Columbia County
FAX SCARPE.	5-21-2020
215-568-7616	TOTAL NO OF PAGES INCLUDING COVER
	SENDER'S REFERENCE NUMBER:
*Sheriff Sales	YOUR REPERENCE NUMBER
DURGENT DEGREETEN DELEASE C	OMMENT DPLEASE REPLY DPLEASE RECYCLE
NOTES/COMMENTS ATTACHED ARE DOCUMENTS F OFFICE. IF YOU HAVE ANY QUEST PLEASE CALL. 570.389,5622. THANK YO	ROM THE COLUMBIA COUNTY SHERIFF'S IONS CONCERNING THESE DOCUMENTS,
Order For Postpone	ment
Yohe - 2017 CV 1	254
Hanko - 2019 CV	695
PoloKowski - 2018 CV	486





BUSINESS OF THE COURTS

Sheriff Sale Postponement May 27, 2020 to July 29, 2020 IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#/-MV-

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

2020 MAY 20 P 1: 48

YRATOMOHIOR !

BY THE COURT

Thomas A. James Jr.

P.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.: <u>2018-CV-486</u>

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 <u>05/27/2020</u> 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 : CIVIL DIVISION

v. : No.: 2018-CV-486

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

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 2 5 2020

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION.

Plaintiff

CIVIL DIVISION

v.

No.: <u>2018-CV-486</u>

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 03/25/2020 at 09:00 AM in the above-captioned matter has been continued until 05/27/2020 at 09:00 AM.

Date: MAR 2 5 2020

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION

Plaintiff

CIVIL DIVISION

v.

No.: 2018-CV-486

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

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: MAR 2 5 2020

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

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 **CIVIL DIVISION**

٧. : No.: 2018-CV-486

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

Defendant(s)

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 2 5 2020

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

arromey File Copy Please Return

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, published on dates listed below, and 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.

SHERIFF'S SALE	Ad Text: POLOKOWSKI MORRISON SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV486	
Issued out of the Court of Common Piers of Columbia County, Pennsylvaria and to me directed Livel expose the following described property at public sale at the Columbia County County of Columbia Commonwealth of Pennsylvaria on	Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020
WEDNESDAY, MARCH 25, 2020 AT 9:00 O'CLOCK A.M.	
All prifes in interest and definents are for the notified that a purposed sate which of destribution will be on file in the Shorlf's Office no later than theny (30) days after the date of the sale of any property sold towarder, and destribution of the proceeds will be made in secondance with the schools to 1010 days after said filing unless exceptions are fleed with this Shorlf's Office prior fewrite.	James V Michi
ALL THAT TRACT of bnd situate on the south side of wast 11th Street in the Town of Boomsburg, County of Columbia and State of Permisylvania, bounded and described as follows: town	
	Sworn and subscribed to before me
BEGINNNO at a point on the acutivisat come of Center and West 11th Street and na- ning thence along Center Street. South 24 dogrees 20 minutes East, 126 hier to an alloy. THENCE along sed alley South 65 degrees 40 minutes West, 80 feet to the corner of Lot No. 233:	Sworn and subscribed to before me this day of
THENCE stong said Lot No. 233, North 24 degrees 20 minutes west, 125 feet to west 11th Street.	$\sim 1/1$ \rightarrow \rightarrow \rightarrow
THENCE stong West 11th Street North 55 degrees 40 manutes East, 80 feet to the southwest corner of Center and 11th Streets, the place of BEGNNNG.	albert Lee Bensen
It being known and designated as Lots No. 235 and 237 in the Weller-Natidieth Addition to the Town of Bloomsburg, as shown in County Map Book I, Page 126 and 127, Upon which is exided a divelling.	(Notary Public)
TITLE TO SAID PREMISES IS VESTED IN STEFANIA FOLDKOWSKI AND PATRODA ANN MORRISON, by Doub from JASON K. 6000EF AND CRISTINIA M. MARTH-EWIS, HUS-BAND, AND WHE DOWNORD // 1/2017, Reported 08/23/2017, Instrument No. 2017/16/72 (Instrument No. 2017/16/72)	COMMONWEALTH OF PENNSYLVANIA
Promises Being, 2 west 11th street A/K/A 2W Eleventh st, BLOOMSBURG, PA 17815-	NOTARIAL SEAL
PROPERTY ADDRESS 2 WEST 11TH STREET, BLOOMSBURG, PA 17815	ALBERT LEE JENSEN, Notary Public
UFI / TAX PARCEL NUMBER: 05W-02-24700	Scott Township, Columbia County
'	My Commission Expires April 21, 2020
Soized and taken into execution to be sold as the property of STEFANIA POLOKOWSKI, PATRICIA ANN MORRISON in suit of HOME POINT FAVANICIAL CORP.	
TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE The greater of ten (10%) entent of the bit price or costs (opening bid at sale) Minimum payment is to be paid in costs critical fields at calculate block at miner of the REMANNING BLANCE OF	And now,
Attorney to: the Planett. PHELAN HALL/NAN DIAMOND & JONES LLP	
DULL ADD DATA DA	

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

AND NOW, this 20^{th} day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

Thomas A. James, Jr.

COUNTY OF COLUMN MAN 20 P 3: 15 CLERK OF COURTS 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

March 20, 2020

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 March 25, 2020 due to the following: COVID-19 - Servicer Stay.

The Property is to be relisted for the May 27, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, Patrick Wirt for Phelan Hallinan Diamond & Jones, LLP

486 JORG

SHERIFF'S SALE COST SHEET

		VS			
NO	ED NO	J	D DATE/TIM	E OF SALE	
DOCKET/F	RETURN		\$15.00		
SERVICE I			\$195,00		
LEVY (PER			\$15.00		
MAILING			\$42,00		
	SING SALE BILLS &	2 COPIES	\$17.50		
	SING SALE (NEWS		\$15.00		
MILEAGE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		\$6.00		
	HANDBILL		\$15.00		
	DJOURN SALE		\$10.00		
SHERIFF'S			\$35.00		
	R TAX FORM		\$25.00		
=	TION FORM		\$25.00		
COPIES	110111 01411		\$ 6-50		
NOTARY					
110111111	TOTAL **	*****	\$ <u>/5</u> ,@ ********	\$ 437,00	
	101112			Ψ	
WEB POST	TING		\$150.00		
	TERPRISE INC.		\$ 1542,65	•	
	R'S SERVICES		\$100.00		_
DOLICITO.		*****		\$1792.65	
DD OWNON			#10.00		
	OTARY (NOTARY)		\$10.00		
RECORDE	R OF DEEDS	************	\$ <u>71,75</u> *******	08/75	
	TOTAL *	****	* * * * * * * * * * * * * *	\$ 01, 13	
REAL EST	ATE TAXES:				
BOI	RO, TWP & COUNT	Y 20	\$		
SCF	HOOL DIST.	20	\$		
DEI	LINQUENT	20	\$ 5,60	_	
	TOTAL *	*****	******	\$ 5,00	
MUNICIPA	AL FEES DUE:				
	VER	20	\$		
	TER	20	\$ 5	-0-	
,,,,	TOTAL *	******	******	\$ 5,00	
SURCHAR	GE FEE (DSTE)			\$ 140100	
MISC.			\$		
			\$		
	TOTAL *	<u>*</u> ******	*******	\$	
	TOTALO	ያስያቸያ ረሳወ	ENING BID)		\$ 2456.40
	TOTAL	אס) מדמטי	למות האוויים		Ψ υ , υ υ , ι

Tax Notice 2020 County & Municipality TOWN OF BLOOMSBURG	FOR: COLUMBIA County	Atun		DATE 03/01/2020		BILL NO. 9074
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY	TAX AMOUNT DU	INCL PENALTY
TOWN OF BLOOMSBURG	GENERAL	45,269	11.385	505.08	515,39	566.93
TAX COLLECTOR	SINKING		_	44.36	45.27	7 49.80
TOWN HALL, 301 E SECOND ST	STREET LIGHT		.75	33.27		
BLOOMSBURG PA 17815	DEBT SERVICE		1.532	67.96		76.29
HOURSTHURSDAY, 9AM - 4:30PM	LIBRARY & FIRE		1.8	79.85	81.48	
HAND OD 8 OD DAM DOW	場を言う		S. S.	T42.57	554.77	6,025
0010 29 % 30 ° 9AM - 2FM	The discount & penalty			1,274.19	1,300.21	1,430.25
	have been calculated	PAY THIS AMOUNT		April 30	June 30	June 30
	tor your convenience			if paid on or before	If pair	<u>-</u>
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	REQUESTED	5	CNTY	TWP	Щ	his tax returned
		Discount	5%	2%	ţ	to courthouse on:
POLOKOWSKI STEFANIA		Penalty	10%	10 %	Ja	January 1, 2021
PATRICIA ANN MORRISON		PARCEL: 05W-02 -247-00,000	V-02 -247-	000'00		•
121 N WITHPLE ST		2 W ELEVENTH ST	あま		/***	
での作りなるのでは、必ずのご		\$ 42.00 rustics	•	A CONTRACTOR OF THE PARTY OF TH		
			Builc	Buildings	39,269	
If you desire a receipt, send a self-addressed stamped envelope with your payment	slope with your payment	<u></u>	Total Assessment	•	45,269	
THIS TAX NOTICE MUST BE RETURNED WITH Y	URNED WITH YOUR PAYMENT					

AFFIDAVIT OF SERVICE

PLAINTIFF HOME POINT FINANCIAL CORPORATION

COLUMBIA COUNTY

PH # 1019679

DEFENDANT STEFANIA POLOKOWSKI PATRICIA ANN MORRISON SERVICE TEAM/ 1xh COURT NO.: 2018-CV-486

SERVE PATRICIA ANN MORRISON AT: 2 WEST 11TH STREET A/K/A 2 W ELEVENTH ST BLOOMSBURG, PA 17815-3702 TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 25, 2020

Previous Successful Service

	SERVE	D	oth reason	a da
Served and made known to PATRICIA ANN M. o'clock p. M. at 2 w. ith St., Recens B.	<u>orrison</u> , d	efendant on th	a lo day of Hebeur	$\frac{2}{2}$, 20 $\frac{20}{2}$, at
o'clock p. M. at 2 W. 11th St, BushisB	vec Pa. in the	e manner descr	ibed below:	
PERCOUNTE PERSONALLY SELVED.				
Adult family member with whom Defendant(Relationship is	s) reside(s).			
Adult in charge of Defendant's residence who	refused to giv	e name or rela	tionship.	
Manager/Clerk of place of lodging in which I	Defendant(s) re	eside(s).	*	
Agent or person in charge of Defendant's offi	ce or usual pla	ce of business.		
an officer of said Defenda V Other: じゃみんいかれて	int's company			
·				
Description: Age Height We	eight	RaceS	ex Other	
I,Ronald Moil a competer	nt adult herely	v verify that I	personally handed a true a	and correct conv
of the Notice of Sheriff's Sale in the manner as	set forth here	ein, issued in t	he captioned case on the	date and at the
address indicated above. I understand that this	statement is	made subject t	o the penalties of 18 Pa.	C.S. Sec. 4904
relating to unsworn falsification to authorities.			d / a	A . A
DATE: 2 13 20		1/6	ich Wich	10
DATE: 4 15 15			**	
	PRINT	ED NAME.	Pontidia (1)	
		Proces	e Comme	
	TITLE:		s Server	
	NOT SER	VED		
			, a compe	tant adult harabs
On the day of . 20 , at				ieni adan nerenj
On theday of 20, at state that Defendant NOT FOUND because:			•	iene adunt nereo)
state that Defendant NOT FOUND because:				
state that Defendant NOT FOUND because: Vacant Does Not Exist	Moved	Does	Not Reside (Not Vacant)	
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at	Moved	Does	Not Reside (Not Vacant)	
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Does Cluster Mail Box Can't Gain A	Moved	Does	Not Reside (Not Vacant)	
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Does Cluster Mail Box Can't Gain A	Moved	Doesat Deceased	Not Reside (Not Vacant) Defendant Unknown	at
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Does Cluster Mail Box Can't Gain A	Moved	Doesat Deceased	Not Reside (Not Vacant)	at
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Doe Cluster Mail Box Can't Gain A	Moved Or Access	DoesatDeceased	Not Reside (Not Vacant) Defendant Unknown	at
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Does Cluster Mail Box Can't Gain A	Moved Or Access	DoesatDeceased	Not Reside (Not Vacant) Defendant Unknown	at
state that Defendant NOT FOUND because: Vacant Does Not Exist No Answer on at Service Refused Red Tag Doc Cluster Mail Box Can't Gain A Comments: 215,5559 I understand that this statement is made subj	Moved Or	DoesatDeceased	Not Reside (Not Vacant) Defendant Unknown	at

AFFIDAVIT OF SERVICE

PLAINTIFF HOME POINT FINANCIAL CORPORATION COLUMBIA COUNTY

PH # 1019679

DEFENDANT STEFANIA POLOKOWSKI PATRICIA ANN MORRISON SERVICE TEAM/ lxh COURT NO.: 2018-CV-486

SERVE STEFANIA POLOKOWSKI AT: 2 WEST 11TH STREET A/K/A 2 W ELEVENTH ST BLOOMSBURG, PA 17815-3702 TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: March 25, 2020

Previous Successful Service

SERVED Served and made known to STEFANIA POLOKOWSKI. Defendant on the 13th day of FEBRUARY. 20 20 at 740, o'clock P.M. at Z.W. 11th St. BLECKS BURG. Pd. in the manner described below: ✓ Detendant personally served. ___Adult family member with whom Defendant(s) reside(s). Relationship is Adult in charge of Defendant's residence who refused to give name or relationship Manager/Clerk of place of lodging in which Defendant(s) reside(s). Agent or person in charge of Defendant's office or usual place of business. an officer of said Defendant's company Description: Age 30 Height 58" Weight 140 Race W Sex F Other a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. Rogald Mai PRINTED NAME: _ Process Server TITLE: NOT SERVED , 20 at o'clock M., I, a competent adult hereby On the _____ day of ____ state that Defendant NOT FOUND because: __ Does Not Reside (Not Vacant) Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
No Answer on at at at Service Refused Red Tag Door Deceased Defendant Unknown Cluster Mail Box _ Can't Gain Access I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworm falsification to authorities. BY: _____ PRINTED NAME:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	NT FINANCIAL CORP /SKI, STEFANIA (et al.)				Number 3CV486	
	SERVICE CO	VER SHE	EET			(POSTING)
Service De	talls:					N
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		9
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To;		Final Servi	ce:			
Name:	(POSTING)	Served:	Personally · Ad	ult in Charge ·	Posted · Other	ZU18C V460
Primary Address:	2 WEST 11TH STREET BLOOMSBURG, PA 17815	Adult In Charge:				004
Phone:	DOB:	Relation:				
Alternate		Date:	2/20/2020	Time:	1082	N
Address:						(1)
Phone:		Deputy:		Mileage:		-
Attorney /	Originator:] [
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000			i
Service At	tempts:	Mar.				
Date:]
Time:						
Mileage:						Ì
Deputy:						
Service At	ttempt Notes:			A Committee		
1.	and the financial and the first the second state of the second sta					
2.						
3.			· 			
4.				·		
5.						
6.						_

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

02/20/2020 10:32 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

February 21, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

OACT downer CEDD

21ST day of

FEBRUARY

2020

HALLINAN DIAMOND & JONES LECONE REMNCENTER AT SUBURANSIATION SUITE 1/400 1617 JFK BLVD PHILA
(c) CountySuite Sheriff, Teleosoft, Inc.

NOTARY

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

HOME POINT FINANCIAL CORPORATION

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff

CIVIL DIVISION

٧.

TERM

STEFANIA POLOKOWSKI PATRICIA ANN MORRISON

No.: 2018-CV-486 No.: 2020-ED-2

Defendant

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

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

FEB 1 9 2020

By:

Date

Peter Wapner, Esquire 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

Christine Schoffler Legal Assistant

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

Re: HOME POINT FINANCIAL CORPORATION VS. STEFANIA POLOKOWSKI, and

PATRICIA ANN MORRISON,

COLUMBIA County, No.: 2018-CV-486, No.: 2020-ED-2

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. 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 <u>03/25/2020</u> Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Christine Schoffler, Legal Assistant

cc: Sheriff of COLUMBIA County

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

HOME POINT FINANCIAL CORPORATION Plaintiff,	V : :
	: CIVIL DIVISION
v.	:
STEFANIA POLOKOWSKI PATRICIA ANN MORRISON Defendant(s)	: No.: 2018-CV-486 : No.: 2020-ED-2
AFFIDAVIT OF SERVICE PU	JRSUANT TO RULE 3129,2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
As required by Pa. R.C.P. 3129.2(a) Notice any known interested party in the manner required persons or parties named, at that address, set forth A copy of the Certificate of Mailing (Form 3817) a by the U.S. Postal Service is attached hereto Exhib	on the Affidavit and as amended if applicable. and/or Certified Mail Return Receipt stamped
Date: FEB 1 9 2020	;/
	Peter Wapner Esquire
	Attorney for Plaintiff

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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

01/16/2020 02:04 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ALEX MORRISON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR STEFANIA POLOKOWSKI AT 2 WEST 11TH STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

Timety T. Chambelia

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG. COLUMBIA COUNTY
MY-COMMISSION EXPLRES OCT. 4, 2020

Affirmed and subscribed to before me this

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17TH day of JAN

JANUARY

2020

Sarah Jane Klengan.

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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KRISTIE ROSPENDOVISKI, DEPUTY

SO ANSWERS,

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17TH day of

JANUARY

2020

Sarah fre Klugama

CHALLINAN DIAMOND & JUNESTLES CINERENNICENTER AUSSUNDRANDS PORTON SUITE 1400 1917 JIFK BLVD. PHILA

NOTARY

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, MARCH 25, 2020 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 I, 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-02-2470

Premises Being: 2 west 11th street A/K/A 2 W Eleventh st, BLOOMSBURG, PA 17815-3702

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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 02/13/2020

Cert. NO: 36500

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 02/13/2020

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

Bv:	COLUMBIA COUNTY SHERIFF	Per:
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PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 01/14/20

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

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Ad ID:

1188886

Description:

POLOKOWSKI MORRISON

SALE

Run Dates:

03/04/20 to 03/18/20

Class: Agate Lines:

Blind Box:

237

Publication Press Enterprise Start | Stop

Inserts 03/04/2003/18/20

\$0.00

\$1,542.65

Cost \$1.542.65

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, Perusylvania and to me directed. I will expose the following described property at public sele at the Columbia County Courthouse in the Town of Bloomsburg. County of Columbia, Commonwealth of

WEDNESDAY, MARCH 25, 2020 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 filling, unless exceptions are filed with the Shariff's Office prior thereto.

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Tax Parcel: 05W-02-2470

Premises Being 2 west 11th street A/K/A 2 W Eleventh st BLOOMSBURG, PA 17815-3702

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

UPL/ 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.

CORP.

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TIMOTHY T, CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. POLOKOW	NT FINANCIAL CORP /SKI, STEFANIA (et al.)						Number 3CV486
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2 WEST 11TH STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MORRISON, PATRICIA ANN

2018CV486

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

vs.	INT FINANCIAL CORP VSKI, STEFANIA (et al.)				Number 3CV486
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Name:	PATRICIA ANN MORRISON	Served:	Personally Adul	t In Charge ·	Posted · Other
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NT FINANCIAL CORP /SKI, STEFANIA (et al.)					Number CV486	
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2018CV486

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WARD, MARY F.

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

VS.	NT FINANCIAL CORP /SKI, STEFANIA (et al.)				Number 3CV486
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NT FINANCIAL CORP /SKI, STEFANIA (et al.)				Number BCV486
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erve To:		Final Sérvi	**************************************		
Name:	Domestic Relations Office of Columbia Coι	Served:	Personally -Adu	ılt In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Michel	LE FE	THER
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	CLE	+-	o photo to Arra da William V No. 1
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2018CV486

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HOME POI	NT FINANCIAL CORP				Number
	/SKI, STEFANIA (et al.)			2018	BCV486
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Phone:	570-389-5649 DOB :	Relation:	CLEX	1	Section of the second of the s
Alternate Address:		Date:	1/15/20	Time:	0800
Phone:		Deputy:		Mileage:	
Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	egy an experience and considered considered with the control of a first few.	
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Press - Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 01/14/20

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:

1188886 POLOKOWSKI MORRISON

\$1,542.65

Total Ad Cost **Amount Paid**

\$0.00

Publication

Stop Start

<u>Inserts</u>

Cost

SALE

Description: Run Dates:

03/04/20 to 03/18/20

Class: Agate Lines: 237

Blind Box:

Press Enterprise

03/04/2003/18/20

\$1,542.65 3

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 mo 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 o ennsylvania on:

WEDNESDAY, MARCH 25, 2020 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, townt:

BEGINNING at a point on the southwest comer of Center and West 11th Street and run ning 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 comer of

THENCE along said Lot No. 233, North 24 degrees 20 minutes west, 125 feet to west

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.

t 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 I, 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. 2017/08728.

Tax Parcel: 05W-02-24/70

Premises Being: 2 west 11th street A/K/A 2 W Eleventh st, BLOOMSBURG, PA 17815-3702

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

LIPL/ 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%) ercent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cast, 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 THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PRICE OF the payment of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression library and the progression of the progression of the progression library and the progression of the progression o 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 bilance due without a resale of the property, or to reset the property at the bidder kets 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 Columba County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA

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

Home Point Fina	ancial Corporation		COURT OF COM	MON PLEAS
	vs.		CIVIL DIVISION	
		>	NO.: 2018-CV-486	
Stefania Polokov				
Patricia Ann Mo	rrison		2020-E	12-0
			COLUMBIA COU	NTY
Commonwealth	of Pennsylvania:			
County of Colur	nbia			
TO THE SHER	IFF OF <u>COLUMBIA</u> COUNTY, PE	NNSYLVANIA:		
	fy the judgment, interest and cost erty (specifically described proper		are directed to levy	upon and sell the
	West 11th Street A/K/A 2 W Elever (See Legal Description attached)	th St, Bloomsburg, PA 1781	15-3702	
Juo	dgment Amount			\$220,093.44
	erest From 06/15/2018 to 01/07/202	20 (at \$36.18 per diem)	•	\$20,694.96
	tal			\$240,788.40
Int	erest from 01/08/2020 at \$36.18 per	diem	•	
Ca	osts to be added		\$	
	rit Total		φ \$	
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•		(Clark)	Office of the Prothy Supp	10th ISS
		of Colu	office of the Prothy Supp mbia County, Penna.	ort, Common ricas Court
Date: 11912	かって		Proth & Clerk	of Sev. Courts
(SI	EAL)	l N		Monday in 202

PH # 1019679

No.: 2018-CV-486

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Complaint Judgment Writ — Satisfy — Sheriff — Home Point Financial Corporation

λ

Stefania Polokowski

Patricia Ann Morrison

WRIT OF EXECUTION (Moltgage Foreclosure)

Office of Judicial Support

Costs

Judg. Fee

Ċ.

Sat.

Phelan Hallinan Diamond & Jones, LLP Kenya Bates, Esq., Id. No. 203664 Attorney for Plaintiff

Address where papers may be served: 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

PH # 1019679

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

2 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

vs.	INT FINANCIAL CORP				Number BCV486
POLOKOV	VSKI, STEFANIA (et al.)	OVED CHI		 _	
Service De	SERVICE C	OVERSH			
Category:	And the property of the Control of t		and a separation of the security of the securi	Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
	SALE DATE & TIME: 03/25/2020 AT 9:00 AM	annimo, et assumante considéren et disseptibles e et été à dans et presentation	Benerican properties of the second of the se	September Appropriate Commission	
Notes:	SHERIFF'S SALE BILL				1 2 3 4 8 9 9
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Ac	lult In Charge ·	Posted · Other
Primary Address:	2 WEST 11TH STREET BLOOMSBURG, PA 17815	Adult in Charge:		and the second second and second	
Phone:	DOB:	Relation:	graduates as publicament restriction realizable (MA) and (MA) and (MA) as (MA) as (MA) and (MA) as (MA	entermente a companya per proper de la companya de la companya de la companya de la companya de la companya de	
Alternate Address:		Date:		Time:	
Phone:		Deputy:	and the state of t	Mileage:	y was and a second seco
Attorney /	Originator:			State of the State	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	and the second s	AND THE STREET OF THE STREET O
Ca-2 A4			. Seria de la companio de la companio de la companio de la companio de la companio de la companio de la compan Seria de la companio de la companio de la companio de la companio de la companio de la companio de la companio		Aparini (Aparini di Marayan) da mada ayar basar da a a a a a a a a a a a a a a a a a
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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

REAL ESTATE OUTLINE

ED#<u>2020 ED</u>2

DATE RECEIVED 1-9-20	
DOCKET AND INDEX 2019	3 CV 486
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u> </u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u> _
AFFIDAVIT OF LIENS LIST	X 04.1777.012
CHECK FOR \$1,350.00 OR	X CK# <u>0017852</u> 13
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	March 25 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK 3-4
	2 ND WEEK
	3RD WEEK 3 - 18

HOME POINT FINANCIAL CORPORATION COURT OF COMMON PLEAS

PLAINTIFF

CIVIL DIVISION

V.

STEFANIA POLOKOWSKI

CASE NO. 2018-CV-486 2020-ED-2

PATRICIA ANN MORRISON DEFENDANT(S)

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

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

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.

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

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may 7. 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 17815-3702

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.

JAN 08 2020

Date:

By:

Phelan Hallinan Diamond & Jones, LLP

Kenya Bates, Esq., Id. No.203664

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

	DELL		12111				
SHERIFF SERVICE]	INSTRUC	TIONS: Please ty	pe or prir	nt legib	ly, ins	uring
PROCESS RECEIPT and AFFIDAVIT OF RET			of all copies. Do				
		Expiratio	n date				-
Plaintiff			No.: 2018-CV-486				
Home Point Financial Corporation			<u>გ</u> ა;	30 -E	in-	.a	
Defendant			Type or Writ of Com				
Stefania Polokowski			EXECUTION/N	OTICE O	F SAL	E	
Patricia Ann Morrison			·				
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and		RIPTION OF	PROPERTY TO BE LEV	TED, ATTAC	HED OR	SALE.	
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	S SERVICE.					
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	ANDBILL OI	F SALE.					
NOW,	. PA do hereby de	putize the S	heriff of				
County, to execute the within and make return thereof according to law.							
	Sheriff of C	COLUMBIA	County, Penna.				
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B., WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is fou liff herein for any l	ind in posses loss, destruct	sion, after notifying pe ion or removal of any	erson of levy such propert	or		
Signature of Attorney or other Originator requesting service on behalf of XX Plai		Telephone	Number	Date			
ADDRESS: One Penn Center & Subirban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)56	3-7000		JAN	08	2020
SPACE BELOW FOR USE OF SHERIF	FONLY—	DO NOT	WRITE BELO	W THE	SLIN		
PLAINTIFF			Court Number	7 11 2 2 2 2 2	J AJII (=	
				•			
RETURNED:							
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff	-3-4-		Date		
of							
	Signature of She	riff			Date		
	Sheriff of				1		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE			type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET			Do not detach any copies.
Th. 1. 100	Ex	piration date No.: 2018-CV-486	
Plaintiff Home Point Financial Corporation			10-ED-2
Defendant		Type or Writ of Co	omplaint
Stefania Polokowski		EXECUTION	NOTICE OF SALE
Patricia Ann Morrison			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC TO SI STEFANIA POLOKOWSKI ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z	<u>-</u> -	TION OF PROPERTY TO BE I.	EVIED. ATTACHED OR SALE.
2 West 11th Street A/K/A 2 W Eleventh St	etp Code)		
Bloomsburg, PA 17815-3702			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	ERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County, County, to execute the within and make return thereof according to law.	, PA do hereby depu	tize the Sheriff of	
	Sheriff of CO	LUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: M.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintisheriff's sale thereof.	whomever is found	in pessession, after notifying	person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plain	ntiff . T	elephone Number	Date
ADDRESS: One Penn Center at Sabarbán Station, 1617 John F. Kennedy Bouleve Philadelphia, PA 19103-1814		215)563-7000	JAN 08 2020
SPACE BELOW FOR USE OF SHERIFF	FONLY — DO	O NOT WRITE BE	LOW THIS LINE
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DETELIDATED			
RETURNED: AFFIRMED and subscribed to before methis	SO ANSWERS		Date
RETURNED: AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. 9	Sheriff	Date
AFFIRMED and subscribed to before me this day		Sheriff	Date
			Date Date
AFFIRMED and subscribed to before me this day	Signature of Dep. Signature of Sherif		
AFFIRMED and subscribed to before me this day	Signature of Dep. S		

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 1-14-2020

Home Point Financial Corp. Vs. Polokowski, Stefania + Morrison, Patricia

of 2020 E.D. and No. 486 of 2018

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4, 2020

2nd Week March 11,2020

3rd Week March 18,2020

SALE DATE: March 25, 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	readability of all copies. D Expiration date	o not detach any copies.
Plaintiff	No.: 2018-CV-486	
Home Point Financial Corporation	2020	ED-2
Defendant	Type or Writ of Co	•
Stefania Polokowski Patricia Ann Morrison	EXECUTION	NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE PATRICIA ANN MORRISON		VIED, ATTACHED OR SALE.
AT 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 EXP	EDITING SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 20, 1, Sheriff of COLUMBIA County, PA do	hereby deputize the Sheriff of	
County, to execute the within and make return thereof according to law.		
\overline{s}	heriff of COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA property under within writ may leave same without a watchman, in custody of whome attachment without liability on the part of such deputy or sheriff to any plaintiff herein sheriff's sale thereof.	ever is found in possession, after notifying	person of levy or
	TO Love to the North Con-	Duta
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit		JAN 08 2020
_ Defendant	te 1400 (215)563-7000	JAN 08 2020
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814	te 1400 (215)563-7000	JAN 08 2020
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON The Pennedy Boulevard of the Philadelphia of the Philadelphi	te 1400 (215)563-7000 LY — DO NOT WRITE BEI	JAN 08 2020
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suir Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	te 1400 (215)563-7000 LY — DO NOT WRITE BEI	JAN 08 2020
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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;

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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

Home Point Financial Corporation

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

NO.: 2018-CV-486

COLUMBIA County

2020-ED-2

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Stefania Polokowski

Stefania Polokowski

Patricia Ann Morrison

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**

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

Your house (real estate) at 2 West 11th Street A/K/A 2 W Eleventh St, Bloomsburg, PA 17815-3702 is scheduled to be sold at the Sheriff's Sale on March 25 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$220,093.44 obtained by Home Point Financial Corporation (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

Home Point Financial Corporation

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

: NO.: 2018-CV-486

Stefania Polokowski Patricia Ann Morrison 2020-ED-2

COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: 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**

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You may also be able to stop the sale through other legal proceedings.

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East Fifth Street Bloomsburg, PA 17815

Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-CV-486

Home Point Financial Corporation

v

Stefania Polokowski Patricia Ann Morrison

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

<u>2 West 11th Street A/K/A 2 W Eleventh St, Bloomsburg, PA 17815-3702</u> 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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-486

2020-ED-2

Attorneys for Plaintiff

COLUMBIA County

Home Point Financial Corporation

Plaintiff

v.

Stefania Polokowski Patricia Ann Morrison

Defendant(s)

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:

- the mortgage is an FHA Mortgage (X)
- 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 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

Home Point Financial Corporation

COLUMBIA County

:

: COURT OF COMMON PLEAS

VS.

: CIVIL DIVISION

Stefania Polokowski Patricia Ann Morrison

NO.: 2018-CV-486

2020-ED-2

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.
- (b) that the defendant Patricia Ann Morrison is not in the Military or Naval Service of the United States.
- (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 Kenya Bates, Esq., Id. No.203664

Attorney for Plaintiff

LEGAL DESCRIPTION

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Tax Parcel: 05W-02-24700

Premises Being: 2 West 11th Street A/K/A 2 W Eleventh St, BLOOMSBURG, PA 17815-3702

Document Receipt

Trans # 17568 Carrier / service: USPS Server First-Class Mail® 1/14/2020 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000171103

Doc Ref #: 2020ED2

Postage 5.6000

Document Receipt

Trans# 17571 Carrier / service: USPS Server First-Class Mail®

1/14/2020 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

PA 19406

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000171134

SUITE 1001

Doc Ref#:

2020ED2

5.6000

Document Receipt

First-Class Mail® 1/14/2020 12:00:00 AM 17570 Carrier / service: USPS Server Trans #

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

71901140006000171127 1000 LIBERTY AVENUE Tracking #:

Doc Ref #: 2020ED2 ROOM 701A Postage 5.6000

PA 15222 PITTSBURGH

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INTERNAL REVENUE OF JUSTICE IRS

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000171110

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000171110

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000171110

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COMMONWEALT OF PA DEPT OF WELFARE

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Doc Ref #: 2020ED2

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Document Receipt

Trans# 17572 Carrier / service: USPS Server First-Class Mail®

1/14/2020 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking #:

71901140006000171141

Doc Ref #: Postage

2020ED2 5.6000

PHILADELPHIA PA 19106

Document Receipt

1/14/2020 12:00:00 AM First-Class Mail® 17572 Carrier / service: **USPS** Server Trans#

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000171141 Tracking #: 600 ARCH STREET ROOM 3259

Doc Ref#: 2020ED2

Postage 5.6000

PHILADELPHIA PA 19106

001785213

TD Bank, NA 3-180/360

Philadelphia, PA 19103

****\$1,350.00

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idity Faeluras Included.

DATE 1/8/2020

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

KEB [1019679] 2 WEST 11TH STREET AKUA (2018-CV-486)

The contraction of the contracti

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