

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
JENNIFER SHULTZ

Case Number
2018CV1293

PROPERTY ADDRESS
227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/17/2018	Advance Fee	Advance Fee	69945	\$0.00	\$1,350.00
12/17/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/17/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/17/2018	Crying Sale			\$10.00	\$0.00
12/17/2018	Docketing			\$15.00	\$0.00
12/17/2018	Levy			\$15.00	\$0.00
12/17/2018	Mailing Costs			\$66.00	\$0.00
12/17/2018	Posting Handbill			\$15.00	\$0.00
12/17/2018	Press Enterprise Inc.			\$1,398.00	\$0.00
12/17/2018	Sheriff Automation Fund			\$50.00	\$0.00
12/17/2018	Web Posting			\$100.00	\$0.00
01/14/2019	Continued or Cancelled Sale	Postponed to: 3/20/2019		\$10.00	\$0.00
03/15/2019	Service			\$300.00	\$0.00
03/15/2019	Service Mileage			\$16.00	\$0.00
03/15/2019	Copies			\$10.00	\$0.00
03/15/2019	Notary Fee			\$10.00	\$0.00
03/15/2019	Tax Claim Search			\$5.00	\$0.00
03/15/2019	Surcharge			\$210.00	\$0.00
03/19/2019	Continued or Cancelled Sale	Postponed to: 5/29/2019		\$10.00	\$0.00
05/22/2019	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
11/18/2019	Continued or Cancelled Sale	Postponed to: 1/29/2020		\$10.00	\$0.00
09/03/2020	Continued or Cancelled Sale	Postponed to: 1/27/2021		\$10.00	\$0.00
				\$2,322.50	\$1,350.00

TOTAL BALANCE:	\$(972.50)
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TX Result Report

P 1
01/04/2021 16:08
Serial No. A6VF011029028
TC:00101422

Addressee	Start Time	Time	Prints	Result	Note
912155725025	01-04 16:07	00:00:46	002/002	OK	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

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

fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: January 4, 2021
 RE: Jennifer Shultz Exec. CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$972.50.

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

fax

TO: Stern & Eisenberg FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: January 4, 2021

RE: Jennifer Shultz Exec. CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$972.50.

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

January 4, 2021

VIA TELECOPY TO: 570-389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Jennifer A. Shultz
C.C.P. Columbia COUNTY NO. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly STAY the sheriff's sale scheduled for January 27, 2021 for the above referenced Premises.

No consideration has been received in this matter.

Thank you.

Very truly yours,
Brandi Porter
Legal Assistant
STERN & EISENBERG PC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<p><u>Plaintiff</u></p> <p>OCWEN LOAN SERVING LLC</p>	vs.	<p><u>Defendant</u></p> <p>JENNIFER SHULTZ</p>
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Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, March 25, 2020
Writ of Execution No. : 2018CV1293
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

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		\$66.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,398.00
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: 3/20/2019	\$10.00
Service		\$300.00
Service Mileage		\$16.00
Distribution Form		\$25.00
Copies		\$10.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$210.00
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
Continued or Cancelled Sale	Postponed to: 1/29/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 3/25/2020	\$10.00
Total Sheriff Costs		\$2,517.50

Distribution Costs

Recording Fees		\$71.75
Total Distribution Costs		\$71.75

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

Location of the real estate: 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

Grand Total:

\$2,589.25

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

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

OCWEN LOAN SERVICING LLC VS. JENNIFER SHULTZ

NO. 160-2018 ED

NO. 1293-2018 JD

DATE/TIME OF SALE: MARCH 25, 2020 AT 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 \$ _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570)389-5646

TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 09/04/2020 03:45:31 PM

Owner: SHULTZ JENNIFER A

PO BOX 56

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05C-023-01,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
024776	G	\$403.25	04/30/2020	\$411.48	06/30/2020	\$452.63	08/31/2020
			Discount Payment		05/05/2020		\$403.25
024776	S	\$35.42	04/30/2020	\$36.14	06/30/2020	\$39.75	08/31/2020
			Discount Payment		05/05/2020		\$35.42
024776	R	\$166.47	04/30/2020	\$169.87	06/30/2020	\$178.36	08/31/2020
			Discount Payment		05/05/2020		\$166.47
Totals:		\$605.14		\$617.49		\$670.74	

Total Paid To Date:

\$605.14

Signature

Date

**THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.**



1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

September 2, 2020

VIA TELECOPY TO: 570-389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for September 09, 2020 to January 27, 2021
for the above referenced Premises. Per Court Order

Thank you for your consideration.

Very truly yours,
Brandi Porter
Legal Assistant
STERN & EISENBERG PC

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Oswest Loan Servicing, L.L.C.
Plaintiff

Docket Number: 2018-CV-0001293-MF

v.

Jennifer A. Shultz
Defendant

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 20th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby:

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 227 E 4th Street aka 240 E 4th Street, Millersville, PA 17631, currently scheduled for May 29, 2019, is postponed or adjourned to July 24, 2019 without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment.

postponements are discouraged and may be denied.

BY THE COURT:

[Handwritten Signature]

FILED
PROthonotary
2019 MAR 29 P 11:31
CLERK OF COURTS
COUNTY OF COLUMBIA, PA



Stern & Eisenberg PC
LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

DATE: 07/07/2020

To: **Columbia County**

FROM: Kevin Barnes

Docket No. 2017-CV-1388

Defendant: Jennifer A. Shultz

Property: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

No. of pages including this one:

MESSAGE:

Hello,

Sale scheduled for **07/29/2020** currently needs to be postponed to a date after 08/31/2020. Please provide a new sale date for the above case.

CONFIDENTIALITY NOTE

The comments on and attached to this cover are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us at the following address via the U.S. Postal Service - 410 Benjamin Fox Pavilion, Jenkintown, PA 19046. Thank you.



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

June 19, 2020

VIA TELECOPY TO: 570-389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Owen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for July 29, 2020 to a **date after August 31, 2020** for the above referenced Premises. Court order attached. Please send confirmation of new sale date once known.

Thank you for your consideration.

Very truly yours,
Rachel Lemonick
Legal Assistant
STERN & EISENBERG PC

Rachel Lemonick
rlemonick@sterneisenberg.com
215-572-8111 ext. 1106

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Oewen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 24th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby,

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631, currently scheduled for May 29, 2019, is postponed or adjourned to July 24, 2019 without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment. *Further*

postponements are discouraged and may be denied.

BY THE COURT:

[Signature]

J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

June 19, 2020

VIA TELECOPY TO: 570-389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Owen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for July 29, 2020 to a **date after August 31, 2020** for the above referenced Premises. Court order attached. Please send confirmation of new sale date once known.

Thank you for your consideration.

Very truly yours,
Rachel Lemonick
Legal Assistant
STERN & EISENBERG PC

Rachel Lemonick
rlemonick@sterneisenberg.com
215-572-8111 ext. 1106

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff
v.
Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 20th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby,

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631, currently scheduled for May 29, 2019, is postponed or adjourned to July 24, 2019 without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment. *Further*

postponements are discouraged and may be denied.

BY THE COURT:

[Signature]

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

TX Result Report

P 1
07/15/2020 10:01
Serial No. A6VF011029028
TC:00087280

Addressee	Start Time	Time	Prints	Result	Note
912155725025	07-15 10:00	00:01:00	002/002	OK	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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6100

FACSIMILE TRANSMITTAL SHEET

Attn: Kevin

TO: Stern; Eisenberg	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 215-572-8111	TOTAL NO. OF PAGES INCLUDING COVER:
FAX: 215-572-5025	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sales	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Michael Murphy - 3003 Woods Edge Drive, Bloomsburg
 Jennifer Schultz - 227 East 4th Street, Mifflinville

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Attn: Kevin

FACSIMILE TRANSMITTAL SHEET

TO: Stern; Eisenberg	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 215-572-8111	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER: FAX: 215-572-5025	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sales	YOUR REFERENCE NUMBER:

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Michael Murphy - 3003 Woods Edge Drive, Bloomsburg
Jennifer Schultz - 227 East 4th Street, Mifflinville

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

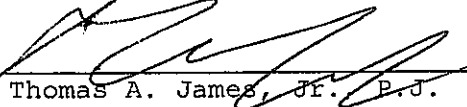
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

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. P.J.

CLERK OF COURT
COLUMBIA COUNTY

2020 JUL 14 P 12:38

PROTHONOTARY
FILED

Andrew J. Marley, Esquire
Edward J. McKee, Esquire
Brian T. LaManna, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel P. Jones, Esquire
James G. Buck, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

FILED
PROTHONOTARY

2020 MAY 22 AM 10:46

CLERK OF COURT
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.: 2018-CV-0001293-MF

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for May 27, 2020 at 09:00 AM in the above-captioned matter has been continued to July 29, 2020 at 09:00 AM.

Certificate of Filing

On or about May 20, 2020, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: May 20, 2020

STERN & EISENBERG, P.C.

By: 

- Steven K. Eisenberg, Esquire
- Brian T. LaManna, Esquire
- Jessica N. Manis, Esquire
- Edward J. McKee, Esquire
- Andrew J. Marley, Esquire
- William E. Miller, Esquire
- James G. Buck, Esquire

TX Result Report

P 1
 05/21/2020 09:56
 Serial No. A6VF011029028
 TC:00083249

Addressee	Start Time	Time	Prints	Result	Note
912155725025	05-21 09:55	00:00:50	001/001	OK	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
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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

344

COPY

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
 #1-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.

55-1 of 02 MAY 2020
 AMENDED

BY THE COURT

 P.J.
 Thomas A. James, Jr.

FAX # 215-572-5025

COPY

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
#1-MV-

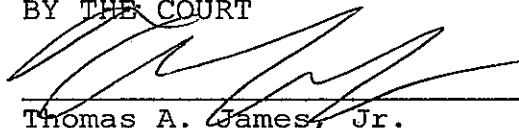
SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

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
CLERK OF COURT
COLUMBIA COUNTY
PA
FILED

BY THE COURT



P.J.

Thomas A. James, Jr.

FAX # 215-572-5025

TX Result Report

P 1
05/21/2020 09:54
Serial No. A6VF011029028
TC:00083248

Addressee	Start Time	Time	Prints	Result	Note
912155725025	05-21 09:54	00:00:35	001/001	OK	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