

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (717) 789-5625

PHONE
(717) 319-1622

24 HOUR PHONE
(717) 784-6386

Wednesday, April 06, 2005

SCOTT SEWER
TENNY ST.
BLOOMSBURG, PA 17815-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

DOCKET # 43ED2005

JD # 1409JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1409
:
:
:
:**

****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.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/28/05

**TO: MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
221 BLACKS STREET
MILLVILLE, PA 17846**

**JANET SUE KNORR
A/K/A JANET S. KNORR
21 NAUS WAY
BLOOMSBURG, PA 17815**

Your house (real estate) at **295 TENNY STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on June 8, 2005, at 11:00 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of **\$85,842.02** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (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 cancelled 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.

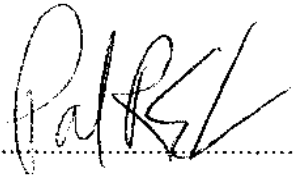
+

STATE OF PENNSYLVANIA

COUNTY OF COLUMBIA } SS

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

May 18, 25, June 1, 2005, as printed and published; that the affiant is one of the officers 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.

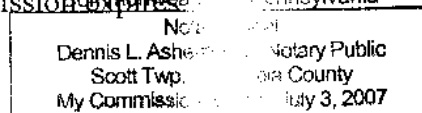


I Sworn and subscribed to before me this 3rd day of June, 2005.



(Notary Public)

My commission expires July 3, 2007



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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

May 23, 2005

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR and
JANET SUE KNORR A/K/A JANET S. KNORR
COLUMBIA COUNTY, NO. 2004-CV-1409

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

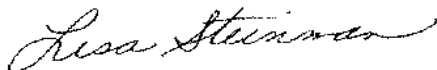
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******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.*******

Yours truly,



LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 6/8/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

MATTHEW ALLEN KNORR A/K/A

MATTHEW A. KNORR

JANET SUE KNORR A/K/A

JANET S. KNORR

) CIVIL DIVISION

) NO. 2004-CV-1409

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **4/15/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 23, 2005



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

UNITED STATES POSTAGE
 02 1A
 0004300377 APR 15 2005
 \$ 01.50
 MAILED FROM ZIP CODE 19103

Line	A. Article Number	Name of Addressee, Street, and Post Office Address
1	****	Tenant/Occupant 295 TENNY STREET BLOOMSBURG, PA 17815
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815
4		CONSECO FINANCE CONSUMER DISCOUNT COMPANY 332 MINNESOTA STREET, SUITE 610 ST. PAUL, MN 55101
5		HOUSEHOLD REALTY CORPORATION 575 PIERCE STREET, SUITE 202 KINGSTON, PA 18704
6		
7		
8		
9		
10		
11		
12		
		RE: MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR TEAM 3

Total Number of Pieces Listed By Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece, subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
-----------------------------------------	------------------------------------------------	----------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

MATTHEW & JANET KNORR

WRIT OF EXECUTION #43 OF 2005 ED

POSTING OF PROPERTY

May 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MATTHEW & JANET KNORR AT 295 TENNY STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

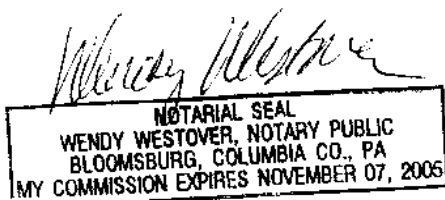
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9TH DAY OF MAY 2005



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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 43ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MATTHEW ALLEN KNORR A/K/A
MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

SHERIFF'S COST \$ ~~272.00~~ PAID

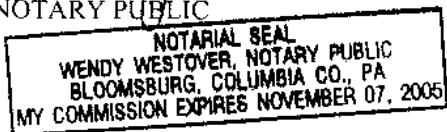
AFFIDAVIT OF SERVICE

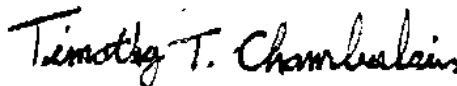
NOW, THIS THURSDAY, APRIL 07, 2005, AT 5:25 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JANET KNORR AT 2252 RIVERVIEW
AVENUE, BLOOMSBURG BY HANDING TO JANET KNORR, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 11, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 43ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MATTHEW ALLEN KNORR A/K/A
MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

AFFIDAVIT OF SERVICE

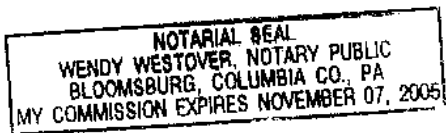
NOW, THIS MONDAY, APRIL 18, 2005, AT 2:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MATTHEW KNORR AT 221
BLACKS STREET, MILLVILLE BY HANDING TO TAMMY WATTS, GIRLFRIEND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

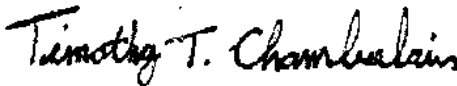
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 20, 2005



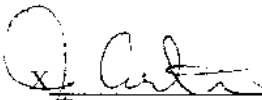
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2005

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MATTHEW KNORR
221 BLACKS STREET
MILLVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON TIMMY WATTS

RELATIONSHIP Girlfriend IDENTIFICATION _____

DATE 4-18-5 TIME 1410 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

4-18-5 1230 Arce will be home at 1300

4-18-5 1300 Arce No Show

DEPUTY

J. Carter

DATE 4-19-5

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Matthew A Knorr</u>	<u>6-19-67</u>	<u>171-64-7619</u>

DATE: 4/18/05

REQUESTOR: Sheriff
 Print Name
2004-CV-1489
 Signature

II. Lien information (To be provided by DRS)

☐ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

☐ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

☒ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>1275.51</u>	<u> </u>	<u> </u>

Date: 4/18/05

BY: [Signature]

TITLE: Clerk of Court

Certified from the record.
 this 18 day of April 2005
 Gail K. Jodon
 Director Domestic Relations Section
 By: [Signature]

DATE: 3/29/05

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

PROPERTY: 295 TENNY STREET
BLOOMSBURG, PA 17815

Improvements: Residential dwelling

Judgment Amount: \$85,842.02

COLUMBIA COUNTY

NO. 2004-CV-1409

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on June 8, 2005, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 11:00 AM.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-6622

PHONE
(717) 389-4622

24 HOUR PHONE
(717) 703-4300

Wednesday, April 06, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

DOCKET # 43ED2005

JD # 1409JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
MATTHEW A. KNOX	6/19/67	171-64-7619

DATE: 4/13/05

REQUESTOR: (Sheriff)
Print Name
SD# 1469 JD2004
Signature

II. Lien information (To be provided by DRS)

☐ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

☐ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

☒ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
\$1275.51		

Date: 4/13/05

BY: [Signature]

TITLE: Cust Svc

Certified from the record
this 13 day of April 2005
Gail K. Jodon
Director Domestic Relations Section
[Signature]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/5/2005

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CHRIS NARDI

RELATIONSHIP DR. FR IDENTIFICATION _____

DATE 04-12-05 TIME 1650 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Del

DATE 04 12-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2005

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 43ED2005

2252
RIVERVIEW
AV.

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JANET KNORR
21 NAUS WAY
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

Thompson
MAILING

SERVED UPON JANET KNORR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-07-05 TIME 1725 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 2252 RIVERVIEW AV
(ESPY)

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY [Signature] DATE 04-07-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2005

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
295 TENNY STREET	FORECLOSURE
BLOOMSBURG	

SERVED UPON VACANT - POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.07.05 TIME 1645 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul Del...

DATE 04.07.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2005

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
H. JAMES HOCK-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2626 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/07/05 TIME 1730 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 04.07.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2005

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SCOTT SEWER

TENNY ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON SHARON KELCER

RELATIONSHIP ADM. ASST. IDENTIFICATION _____

DATE 04-07-05 TIME 16.35 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 04-07-05

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

Wednesday, April 06, 2005

**H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR**

DOCKET # 43ED2005

JD # 1409JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
Plaintiff

vs.

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1409
:
:
:
:

****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.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/28/05

TO: MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
221 BLACKS STREET
MILLVILLE, PA 17846

JANET SUE KNORR
A/K/A JANET S. KNORR
21 NAUS WAY
BLOOMSBURG, PA 17815

Your house (real estate) at **295 TENNY STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on June 8, 2005, at 11:00 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$85,842.02** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (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 cancelled 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.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may 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 (215) 563-7000.
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 (814) 272-9350.
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 which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 with the Sheriff 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Market Street at an iron pin corner and line of land of McCall's; thence along land of McCall North 66° 30' feet East, 100 feet to an iron pin corner; thence along other land of Karl E. Lemon South 66 degrees 30' West, 100 feet to an iron pin corner; thence along Market Street North 23 degrees 30' West, 80 feet to the iron pin corner, the place of Beginning. This description is made according to the survey of John T. Church, R.S., of June 22, 1950.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING: at an iron pin corner along the Northeasterly side of Market Street in the Village of Espy, said point being at the Southwesterly corner of other lands of Sterling E. Beyer and wife; thence along the lands of Beyer North 66 degrees 30 minutes East 100 feet to a corner; thence continuing along the lands of Beyer North 23 degrees 30 minutes West 80 feet to an iron pin corner in line of lands of McCall; thence along the lands of McCall North 66 degrees 30 minutes East 50 feet to a point; thence along other lands of Karl E. Lemon et ux South 23 degrees 30 minute East 120 feet to a corner; thence continuing along the lands of Lemon South 66 degrees 30 minutes West 150 feet to a point along the Northeasterly line of Market Street; thence along the Northeasterly line of Market Street North 23 degrees 30 minutes West 40 feet to the place of beginning.

Tax Parcel #31-3C2-151

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Knorr and Janet S. Knorr, husband and wife by Deed from Mildred R. Beyer, widow dated 8/22/1997/ and recorded 8/29/1997, in Record Book 664, Page 881.

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 04/07/2005

Fee: \$5.00

Cert. NO: 748

KNORR MATTHEW A & JANET S
295 TENNY STREET
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0664 -0881
Location: TENNY STREET ESPY
Parcel Id: 31 -3C2-151-00,000

Assessment: 32,794
Balances as of 04/07/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/5/2005

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 43ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR
JANET SUE KNORR A/K/A JANET S. KNORR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dec Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-7-5 TIME 0830 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 4-7-5

REAL ESTATE OUTLINE

ED # 43-05

DATE RECEIVED 4-5-05
DOCKET AND INDEX 4-7-05
SET FILE FOLDER UP 4-7-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 418374
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE June 8, 05 TIME 1100
POSTING DATE May 4, 2005
ADV. DATES FOR NEWSPAPER
1ST WEEK May 18
2ND WEEK 25
3RD WEEK June 1, 2005

SHERIFF'S SALE

WEDNESDAY JUNE 8, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 43 OF 2005 ED AND CIVIL WRIT NO. 1409 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Market Street at an iron pin corner and line of land of McCall's; thence along land of McCall North 66° 30' feet East, 100 feet to an iron pin corner; thence along other land of Karl E. Lemon South 66 degrees 30' West, 100 feet to an iron pin corner; thence along Market Street North 23 degrees 30' West, 80 feet to the iron pin corner, the place of Beginning. This description is made according to the survey of John T. Church, R.S., of June 22, 1950.

PARCEL NO. 2:

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TERMS OF SALE

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REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 8, 2005 AT 11:00 AM

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR**

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

: NO: 2004-CV-1409

:

: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

:

2005 E.D. 43

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 295 TENNY STREET
BLOOMBURG, PA 17815

(see attached legal description)

Amount Due \$85,842.02

Interest from 3/29/05 \$ _____
to sale date
(per diem-\$14.11)

Total \$ _____ Plus Costs as endorsed.

Clerk Rami B. Khouri
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 4/5/2005
(Seal)

PARCEL NO. 1:

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BEGINNING on the North side of Market Street at an iron pin corner and line of land of McCall's; thence along land of McCall North $66^{\circ} 30'$ feet East, 100 feet to an iron pin corner; thence along other land of Karl E. Lemon South 66 degrees 30' West, 100 feet to an iron pin corner; thence along Market Street North 23 degrees 30' West, 80 feet to the iron pin corner, the place of Beginning. This description is made according to the survey of John T. Church, R.S., of June 22, 1950.

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Tax Parcel #31-3C2-151

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**
Plaintiff

vs.

**MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR**

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-1409

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

2005 EA 43

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BLOOMBURG, PA 17815

(see attached legal description)

Amount Due \$85,842.02

Interest from 3/29/05 \$ _____
to sale date
(per diem-\$14.11)

Total \$ _____ Plus Costs as endorsed.

Clerk *Tom B. Klein* / EAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 4/5/05
(Seal)

PARCEL NO. 1:

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PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING: at an iron pin corner along the Northeasterly side of Market Street in the Village of Espy, said point being at the Southwesterly corner of other lands of Sterling E. Beyer and wife; thence along the lands of Beyer North 66 degrees 30 minutes East 100 feet to a corner; thence continuing along the lands of Beyer North 23 degrees 30 minutes West 80 feet to an iron pin corner in line of lands of McCall; thence along the lands of McCall North 66 degrees 30 minutes East 50 feet to a point; thence along other lands of Karl E. Lemon et ux South 23 degrees 30 minute East 120 feet to a corner; thence continuing along the lands of Lemon South 66 degrees 30 minutes West 150 feet to a point along the Northeasterly line of Market Street; thence along the Northeasterly line of Market Street North 23 degrees 30 minutes West 40 feet to the place of beginning.

Tax Parcel #31-3C2-151

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Knorr and Janet S. Knorr, husband and wife by Decd from Mildred R. Beyer, widow dated 8/22/1997/ and recorded 8/29/1997, in Record Book 664, Page 881.

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1409
:
:
:

2005 APR -11 PM 2:38

VERIFICATION OF NON-MILITARY SERVICE

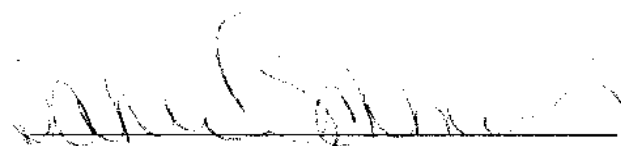
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR** is over 18 years of age and resides at **221 BLACKS STREET, MILLVILLE, PA 17846.**

(c) that defendant **JANET SUE KNORR A/K/A JANET S. KNORR** is over 18 years of age, and resides at **21 NAUS WAY, BLOOMSBURG, PA 17815.**

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



DANIEL G. SCHMIEG
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Sheriff)

HARRY A. ROADARMEL

COLUMBIA County, Pa.


Sheriff

Sir: — There will be placed in your hands

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR and JANET SUE KNORR A/K/A JANET S. KNORR


The defendant will be found at 21.NAUS.WAY, BLOOMSBURG, PA 7815 and 221 BLACKS STREET, MILLVILLE, PA 17846

 Attorney for Plaintiff


If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description.....
.....
.....
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20_____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Sheriff)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

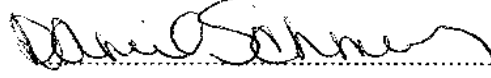
Sir: — There will be placed in

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Attorney for Plaintiff

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Please do not furnish us with the old deed or mortgage.

See attached legal description _____

Phelan Hallinan & Schmieg, L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1409
:
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he 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 it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, w.L.P.
By: DANIEL G. SCHMIEG
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ATTORNEY FOR PLAINTIFF

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REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
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- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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Defendant(s)

: COLUMBIA County
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: CIVIL DIVISION
:
: NO. 2004-CV-1409
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AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **295 TENNY STREET, BLOOMBURG, PA 17815**.

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR

221 BLACKS STREET
MILLVILLE, PA 17846

JANET SUE KNORR
A/K/A JANET S. KNORR

21 NAUS WAY
BLOOMSBURG, PA 17815


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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE

Date: **3/28/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR

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MILLVILLE, PA 17846

JANET SUE KNORR
A/K/A JANET S. KNORR

21 NAUS WAY
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

**CONSECO FINANCE
CONSUMER DISCOUNT COMPANY**

**332 MINNESOTA STREET, SUITE 610
ST. PAUL, MN 55101**

HOUSEHOLD REALTY CORPORATION

**575 PIERCE STREET, SUITE 202
KINGSTON, PA 18704**

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**295 TENNY STREET
BLOOMBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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. Section 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **3/28/05**

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By: DANIEL G. SCHMIEG
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ATTORNEY FOR PLAINTIFF

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21 NAUS WAY
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ATTORNEY FOR PLAINTIFF

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Plaintiff

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NAME **LAST KNOWN ADDRESS**

MATTHEW ALLEN KNORR **221 BLACKS STREET**
A/K/A MATTHEW A. KNORR **MILLVILLE, PA 17846**

JANET SUE KNORR **21 NAUS WAY**
A/K/A JANET S. KNORR **BLOOMSBURG, PA 17815**

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NAME **LAST KNOWN ADDRESS**

SAME AS ABOVE

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NAME **LAST KNOWN ADDRESS**

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LAST KNOWN ADDRESS

**CONSECO FINANCE
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**332 MINNESOTA STREET, SUITE 610
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HOUSEHOLD REALTY CORPORATION

**575 PIERCE STREET, SUITE 202
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NONE

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NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**295 TENNY STREET
BLOOMBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **3/28/05**

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ATTORNEY FOR PLAINTIFF

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MATTHEW ALLEN KNORR
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Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: NO. 2004-CV-1409
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:

****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.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/28/05

TO: MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
221 BLACKS STREET
MILLVILLE, PA 17846

JANET SUE KNORR
A/K/A JANET S. KNORR
21 NAUS WAY
BLOOMSBURG, PA 17815

Your house (real estate) at **295 TENNY STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$85,842.02** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (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 cancelled 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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may 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 (215) 563-7000.

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 (814) 272-9350.

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 which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 with the Sheriff 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Market Street at an iron pin corner and line of land of McCall's; thence along land of McCall North $66^{\circ} 30'$ feet East, 100 feet to an iron pin corner; thence along other land of Karl E. Lemon South 66 degrees 30' West, 100 feet to an iron pin corner; thence along Market Street North 23 degrees 30' West, 80 feet to the iron pin corner, the place of Beginning. This description is made according to the survey of John T. Church, R.S., of June 22, 1950.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING: at an iron pin corner along the Northeasterly side of Market Street in the Village of Espy, said point being at the Southwesterly corner of other lands of Sterling E. Beyer and wife; thence along the lands of Beyer North 66 degrees 30 minutes East 100 feet to a corner; thence continuing along the lands of Beyer North 23 degrees 30 minutes West 80 feet to an iron pin corner in line of lands of McCall; thence along the lands of McCall North 66 degrees 30 minutes East 50 feet to a point; thence along other lands of Karl E. Lemon et ux South 23 degrees 30 minute East 120 feet to a corner; thence continuing along the lands of Lemon South 66 degrees 30 minutes West 150 feet to a point along the Northeasterly line of Market Street; thence along the Northeasterly line of Market Street North 23 degrees 30 minutes West 40 feet to the place of beginning.

Tax Parcel #31-3C2-151

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Knorr and Janet S. Knorr, husband and wife by Dced from Mildred R. Beyer, widow dated 8/22/1997/ and recorded 8/29/1997, in Record Book 664, Page 881.

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Tax Parcel #31-3C2-151

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PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**MATTHEW ALLEN KNORR
A/K/A MATTHEW A. KNORR
JANET SUE KNORR
A/K/A JANET S. KNORR**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2004-CV-1409

**: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

: 2005 ED 43

TO THE OFFICE OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$85,842.02

Interest from 3/29/05
to sale date
(per diem - \$14.11)

\$_____ and Costs

Total



DANIEL G. SCHMIEG, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

Note: Please attach description of property.

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2005 APR -4 PM 2:38

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PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
418374

DATE	AMOUNT
03/31/2005	*****1,300.00

VOID

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Francis S. Hallinan

⑈418374⑈ ⑆036001808⑆36 150866 6⑈