

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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  
589596

Pay EIGHTY SEVEN AND 50/100 DOLLARS

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

DATE	AMOUNT
04/16/2007	*****87.50

Void after 180 days

*Travis S. Hallinan*

589596 036001808135 150866 6

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

Security Features Included: Microprint, Security Markings, Security Features



Corrective Legal

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 degrees 30 minutes East, 100 feet to an iron pin corner; thence along other land of Karl E. Lemon South 23 degrees 30 minutes East 80 feet to an iron pin corner; thence along other land of Karl E. Lemon South 66 degrees 30 minutes West, 100 feet to an iron pin corner; thence along Market Street North 23 degrees 30 minutes 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 of 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 minutes 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.



**PHELAN HALLINAN & SCHMIEG, LLP**

Suite 1400  
1617 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-567-0072  
patricia.mcnally@fedphe.com

Patricia McNally  
Extension 1221

Representing Lenders in  
Pennsylvania and New Jersey

April 16, 2007

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

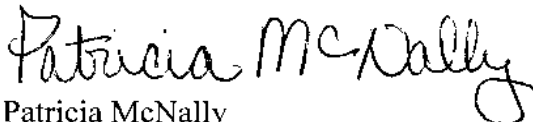
Re: Mortgage Electronic Registration Systems, Inc. vs.  
Matthew A. Knorr and Janet S. Knorr  
CCP, Columbia County, No. 2004-CV-1409 MF

Dear Sheriff Chamberlain:

In accordance with our telephone conversation today regarding the above referenced action, enclosed please find a check made payable to your office in the amount of \$87.50 and a new legal description. As discussed, we are in need of a corrective Sheriff's Deed as a directional line was missing from the metes and bounds description utilized in the original deed. Please prepare and record a corrective Sheriff's Deed to the Secretary of Veterans Affairs, An Officer of the United States of America, Varo Cleveland using the enclosed corrected legal description. Also enclosed, please find a copy of the original Sheriff's Deed.

If you require any further information or monies, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Very truly yours,



Patricia McNally  
For Phelan Hallinan & Schmieg, LLP  
/Enclosures



<p><b>1. Article Addressed to:</b>          Household Realty Corp.,          575 Pierce St.,          Kingston, PA 18704</p>	<p><b>2. Article Number</b>          (Transfer from service label)          7003 0500 0001 9056 0446</p>	<p><b>3. Service Type</b>  <input checked="" type="checkbox"/> Certified Mail   <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered   <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail   <input type="checkbox"/> C.O.D.  <input type="checkbox"/> Restricted Delivery? (Extra Fee)   <input type="checkbox"/> Yes</p>
<p><b>1. Article Addressed to:</b>          Commonwealth of PA          PO Box 2675          Harrisburg, PA 17105</p>	<p><b>2. Article Number</b>          (Transfer from service label)          7003 0500 0001 9056 0477</p>	<p><b>3. Service Type</b>  <input checked="" type="checkbox"/> Certified Mail   <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered   <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail   <input type="checkbox"/> C.O.D.  <input type="checkbox"/> Restricted Delivery? (Extra Fee)   <input type="checkbox"/> Yes</p>

PS Form 3811, February 2004   Domestic Return Receipt   102595-02-M-1

PS Form 3811, February 2004   Domestic Return Receipt   102595-02-M-1

PS Form 3811, February 2004   Domestic Return Receipt   102595-02-M-1



# SHERIFF'S SALE COST SHEET

MFRS vs. Matthew & Janet Knorr  
 NO. 49-05 ED NO. 1409-04 JD DATE/TIME OF SALE 10-12-05 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42,50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>457.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>754.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>979.76</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1644.26







*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-015



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 0484

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

*[Signature]* ☐ Agent  
B. Received by (Printed Name) *[Signature]* ☒ Address  
C. Date of Delivery *[Signature]* ☐ Yes  
D. Is delivery address different from item 1? ☐ No

If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Conseco Fin. Cons. Dis. Co.  
332 Minnesota St.  
St. Paul, MN 55101

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 0453

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

*[Signature]* ☐ Agent  
B. Received by (Printed Name) *[Signature]* ☒ Address  
C. Date of Delivery *[Signature]* ☐ Yes  
D. Is delivery address different from item 1? ☐ No

If YES, enter delivery address below:

**WALLEN TREE CORP**  
**345 ST PETER ST**  
**ST PAUL MN 55102**

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mortgage Electronic Reg. Syst.  
PO Box 2026  
Flint, MI 48501

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 0460

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

*[Signature]* ☐ Agent  
B. Received by (Printed Name) *[Signature]* ☒ Address  
C. Date of Delivery *[Signature]* ☐ Yes  
D. Is delivery address different from item 1? ☐ No

If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes



ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 015

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 31-3C2-151 – collected by Sheriff

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Matthew A. & Janet S. Knorr to Conseco Financial Consumer Discount Co

Dated April 7, 2000

Recorded in Columbia County # 200004156

**SUBORDINATED to # 2 mortgage**

Served with notice of sale by Certified Mail on July 30, 2005

2) Matthew A. & Janet S. Knorr to MERS (nominee for Mortgage Investors Corp)

Dated: 11-14-02

Recorded in Columbia County Instr. # 200213615

MERS-(Nominee for Mortgage Investors Corp) vs. Matthew A. Knorr, aka Matthew Allen Knorr,  
and Janet S. Knorr, aka Janet Susan Knorr

Complaint in Mortgage Foreclosure filed on December 17, 2004 #1409-CV- 2004.

Defendant served by Sheriff – Matthew on Dec. 29, 2004, Janet on February 2, 2005.

Judgment in Mortgage Foreclosure filed April 4, 2005

Writ of Execution # 99 ED -2005 filed July 22, 2005

served by Sheriff on Matthew on August 5, 2005 and on Janet on August 1, 2005.

3) Matthew A. & Janet S. Knorr to Household Realty Corp.

Dated: 8-25-03

Recorded in Columbia County as Instr. # 200312404

**Served with Notice of Sheriff's sale by Certified Mail on July 28, 2005**

Bankruptcies: None of record in Columbia County

**Exceptions: NONE**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.



COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005 -015

Effective Date: October 12, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....  
Legal Description – See attached Exhibit A

Record Owner: Matthew A. Knorr and Janet S. Knorr

Title to the said premises is vested in Matthew A. Knorr and Janet S. Knorr



ORIGINAL DOCUMENT PRINTED ON ONE-SIDE ONLY. MICR LINE AT BOTTOM. WITH MICROPRINTED BORDER.

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-1800360

CHECK NO  
459002

JMS 10/19/2005

DATE	AMOUNT
10/19/2005	*****1,784.26

Pay ONE THOUSAND SEVEN HUNDRED EIGHTY FOUR AND 26/100 DOLLARS

Void after 180 days

To The  
Order  
Of

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

*Travis S. Hallinan*

11/19/2005  
11/19/2005  
11/19/2005

THIS DOCUMENT CONTAINS NEXT SENSITIVE INFORMATION. TOUCH OF FIRE HERE, RED INK MADE DISAPPEARS WITH HEAT.

⑈459002⑈ ⑈036001808⑈36 150866 6⑈



Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**

1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

October 19, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: KNORR, Matthew A. and Janet S.  
295 Tenny Street  
Bloomsburg, PA 17815  
No. 2004-Cv-1409-MF

Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$1,784.26. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney  
Enclosure

cc: Washington Mutual Bank

Account No. 0604828434



Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**

1617 John F. Kennedy Boulevard  
Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

October 13, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: Matthew Allen Knorr A/K/ A Matthew A. Knorr and  
Janet Sue Knorr A/K/ A Janet S. Knorr  
295 Tenny Street  
Bloomsburg, PA 17815  
No. 2004-CV-1409 MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Secretary of Veterans Affairs, an Officer of the United States of America, Varo Cleveland (MDP 262 PHI), P.O. Box 99640, Cleveland, OH 44199.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Washington Mutual Bank

Account No. 0604828434



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Daniel G. Schmieg, Esquire Suite 1400	Area Code ( 215 ) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	Varo Cleveland (MDP 262 PHI), P.O. Box 99640
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Cleveland OH 44199

### C PROPERTY LOCATION

Street Address	City, Township, Borough	
295 Tenny Street, Bloomsburg, PA 17815	Township of Scott	
County	School District	Tax Parcel Number
Columbia	Township of Scott	31-3C2-151

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$62,000.00	+ -0-	= \$62,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$32,794.00	x 3.26	= \$106,908.44

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200213615.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles. )
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to Secretary of Veterans Affairs, an Officer of the United States of America, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party, Daniel G. Schmieg, ESQUIRE	Date: 11/03/05
--	-------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

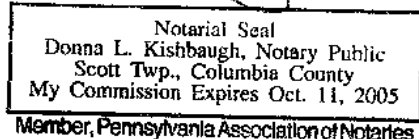
Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenuc, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 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 September 21, 28; October 5, 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.

Paul R. Eyerly IV

Sworn and subscribed to before me this 7th day of October 2005.

Donna L. Kishbaugh  
(Notary Public)

My commission expires



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.

.....



9/9  
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

September 21, 2005

Office of the Sheriff  
COLUMBIA County Courthouse  
35 W. MAIN STREET  
BLOMSBURG, 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:

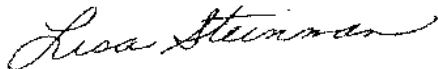
Enclosed please find the following:

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 10/12/05 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 **8/25/05** 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: September 21, 2005

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

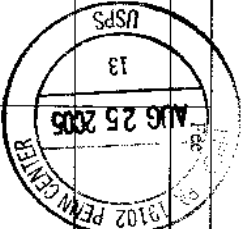


KJT/ TEAM 3

Name and  
Address  
of Sender

PHILAN HALLINAN & SCHMIEG  
One Penn Center Plaza, Suite 1400  
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 295 TENNY STREET BLOOMSBURG, PA 17815	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	****	COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 HARRISBURG, PA 17105	
4	****	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 FLINT, MI 48501-2026	
5	****	CONSECO FINANCE CONSUMER DISCOUNT COMPANY 332 MINNESOTA STREET, SUITE 610 ST. PAUL, MN 55101	
6		HOUSEHOLD REALTY CORPORATION 575 PIERCE STREET, SUITE 202 KINGSTON, PA 18704	
7			
8			
9			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
RE: KNOX TEAM 3		TEAM 3 / KJT	TEAM 3
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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.5913 and S921 for limitations of coverage.			



016H16502229  
\$01.800  
08/25/2005  
Mailed From 19103  
US POSTAGE

Hasler





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 REG. SYS.

VS.

MATTHEW & JANET KNORR

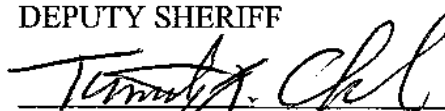
WRIT OF EXECUTION #99 OF 2005 ED

POSTING OF PROPERTY

September 8, 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 SHERIFF TIMOTHY T. CHAMBERLAIN.


SO ANSWERS:

DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9<sup>TH</sup> DAY OF SEPTEMBER 2005

  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005



**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: 8/29/05REQUESTOR: Sheriff  
Print Name2004-CV-1409-  
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.

X 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>228.74</u>	<u>                    </u>	<u>                    </u>

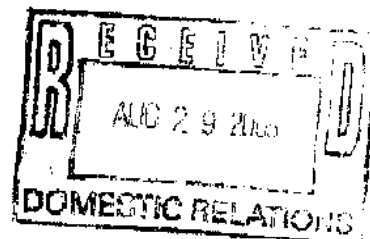
Date: 8/29/05BY: [Signature]TITLE: Circuit SAs

Certified from the record  
this 29 day of Aug, 2005  
Mall K. Jordan  
Director Domestic Relations Section.

[Signature]



DATE: 7/18/05



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 10/20/05, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 10:00 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.



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 Docket # 99ED2005  
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

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

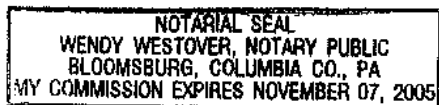
AFFIDAVIT OF SERVICE

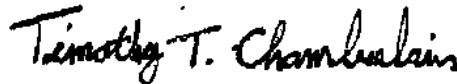
NOW, THIS MONDAY, AUGUST 01, 2005, AT 11:00 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JANET KNORR AT SR 11 - THOMPSON  
MAILING BLOOMSBURG BY HANDING TO JANET KNORR, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

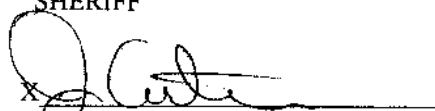
SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, AUGUST 01, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. ARTER  
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 Docket # 99ED2005  
SYSTEMS, INC.

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 FRIDAY, AUGUST 05, 2005, AT 2:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON MATTHEW KNORR AT 221  
BLACKS ST., 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 FRIDAY, AUGUST 05, 2005

NOTARY PUBLIC  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

J. ARTER  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/25/2005

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 99ED2005

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
MATTHEW KNORR	WRIT OF EXECUTION - MORTGAGE
221 BLACKS ST.	FORECLOSURE
MILLVILLE	

SERVED UPON Tony Knorr

RELATIONSHIP Girlfriend IDENTIFICATION \_\_\_\_\_

DATE 8-5-5 TIME 1435 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

J. Aul

DATE 8-5-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/25/2005

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 99ED2005

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
JANET KNORR	WRIT OF EXECUTION - MORTGAGE
295 TENNY ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 8-1-5 TIME 1100 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) SERVED AT THOMPSON MAILING  
HOME - 2252 RIVERVIEW AVE BLOOM.

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>8-1-5</u>	<u>1025</u>	<u>ARTUR</u>	<u>EMPTY HOUSE</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Artur

DATE 8-1-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/25/2005

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 99ED2005

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 Placed in Mail Box

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 8-1-5 TIME 1030 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

J. C. [Signature]

DATE 8-1-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/25/2005

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 99ED2005

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

<b>PERSON/CORP TO SERVED</b>
SCOTT SEWER
TENNY ST.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Sharon Keller SHARON KELLER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 8-1-5 TIME 2015 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

J. Ant

DATE 8-1-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/25/2005

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 99ED2005

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

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Leslie L. Knorr

RELATIONSHIP

IDENTIFICATION

DATE 8-1-5

TIME 0930

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

J. G. Smith

DATE

8-1-5



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: 8/1/05

REQUESTOR: Sheriff  
Print Name

JD.1409502004  
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.

X 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.

Amount of Overdue Support

Next Due Date

Next Payment Amount

207.09

Date: 8/1/05

BY: Julie M. DeWan

TITLE: Cust SRS.

Certified from the record  
this 1 day of Aug 2005  
Gail K. Jodon  
Director, Domestic Relations Section  
By: [Signature]



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/25/2005

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 99ED2005

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
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON DEB MILLER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 8-1-5 TIME 0915 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

DATE 8-1-5



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 08/01/2005

Fee: \$5.00

Cert. NO: 1065

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 08/01/2005

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

By: Timothy T Chamberlain Per: dm.



# REAL ESTATE OUTLINE

ED # 99-05

DATE RECEIVED 7-25-05  
DOCKET AND INDEX 7-26-05  
SET FILE FOLDER UP 7-26-05

## 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# 441114

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

SALE DATE OCT. 12, 05 TIME 1100  
POSTING DATE Sept. 8  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK OCT. 5, 05



# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 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:

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.

## 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 (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](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 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:**

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.

**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 (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](http://www.sheriffofcolumbiacounty.com)



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

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

vs.

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

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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-1409 Term 2004

*2005 ED-99*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 295 TENNY STREET, BLOOMBURG, PA 17815  
(See Legal Description attached)

Amount Due

\$85,842.02

Interest from 3/29/05 to Sale  
at \$14.11 per diem

\$\_\_\_\_\_ and costs.

*Fanni B. Kline*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated

7/22/2005  
(SEAL)



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.



**PHELAN HALLINAN SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**MATTHEW ALLEN KNORR  
A/K/A MATTHEW A. KNORR  
221 BLACKS STREET  
MILLVILLE, PA 17846  
JANET SUE KNORR  
A/K/A JANET S. KNORR  
295 TENNY STREET  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2004-CV-1409**

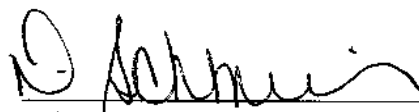
*2005-ED-99*

**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is 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, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**MATTHEW ALLEN KNORR  
A/K/A MATTHEW A. KNORR  
221 BLACKS STREET  
MILLVILLE, PA 17846  
JANET SUE KNORR  
A/K/A JANET S. KNORR  
295 TENNY STREET  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2004-CV-1409**

*2005-ED-99*

**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91. 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 falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. , 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.



1. 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 a good cause.
2. 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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (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 (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5<sup>TH</sup> 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.

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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.







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 (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</b>	<b>P.O. BOX 2026 FLINT, MI 48501-2026</b>
---	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>CONSECO FINANCE CONSUMER DISCOUNT COMPANY</b>	<b>332 MINNESOTA STREET, SUITE 610 ST. PAUL, MN 55101</b>
--	---

<b>HOUSEHOLD REALTY CORPORATION</b>	<b>575 PIERCE STREET, SUITE 202 KINGSTON, PA 18704</b>
---	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**None**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**None**



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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

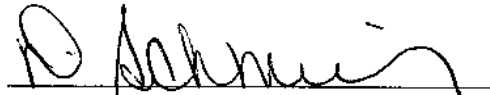
TENANT/OCCUPANT	295 TENNY STREET BLOOMBURG, PA 17815
-----------------	---

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, 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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

July 18, 2005  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**8201 GREENSBORO DRIVE, SUITE 350**

**MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**MATTHEW ALLEN KNORR**

**A/K/A MATTHEW A. KNORR**

**221 BLACKS STREET**

**MILLVILLE, PA 17846**

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

**295 TENNY STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2004-CV-1409**

*2005-ED-99*  
**SHERIFF'S  
COPY**

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,** Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praccipe 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**

**295 TENNY STREET  
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**



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

refined:

NAME

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

MORTGAGE  
ELECTRONIC  
REGISTRATION  
SYSTEMS, INC.

P.O. BOX 2026  
FLINT, MI 48501-2026

Name and address of the last recorded holder of every mortgage of record:

NAME

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

CONSECO FINANCE  
CONSUMER DISCOUNT  
COMPANY

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

COMMONWEALTH REALTY  
CORPORATION

575 PIERCE STREET, SUITE 202  
KINGSTON, PA 18704

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so 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 Sale:

NAME

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

None



and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

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

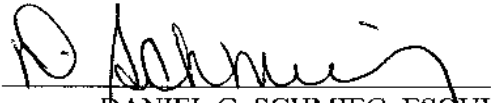
RENT/OCCUPANT 295 TENNY STREET  
BLOOMBURG, PA 17815

DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE  
COLUMBIA COUNTY P.O. BOX 380  
BLOOMSBURG, 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 knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to sworn falsification to authorities.

July 1999  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
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 on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(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)

(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

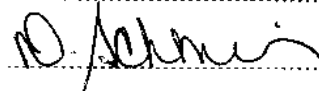
Sheriff

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 221 BLACKS STREET, MILLVILLE, PA  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

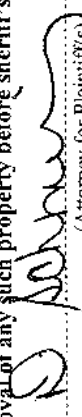
 Attorney for Plaintiff

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 on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

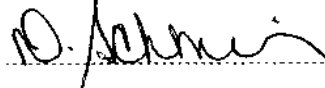
Sheriff

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 221 BLACKS STREET, MILLVILLE, PA  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

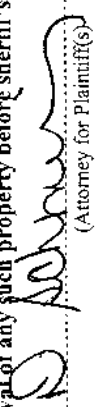
 Attorney for Plaintiff

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See attached legal description



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 (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)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

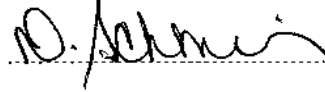
Sheriff

Sir: — There will be placed \_\_\_\_\_ hands

for service a Writ of \_\_\_\_\_ EXECUTION (REAL ESTATE) \_\_\_\_\_

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

The defendant will be found at 221 BLACKS STREET, MIDDLETOWN, PA  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found at  
foods and chattels shall be seized and be levied upon. If real estate, be  
double spaced typed written copies of description as it shall appear on  
deed together with Street and Number of the premises. Please deliver to us  
with the old deed or mortgage.

See attached legal description \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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(Attorney for Plaintiff(s)) (SEAL)

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(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed

for service a Writ of EXECUTION (REAL ESTATE)

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEM  
MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR  
KNORR A/K/A JANET S. KNORR

The defendant will be found at 221 BLACKS STREET, Apt. 1A  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

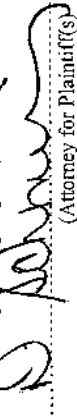
D. Schmitz Attorney

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See attached legal description



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 (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)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

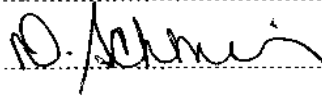
Sheriff

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 221 BLACKS STREET, MILLVILLE, PA  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

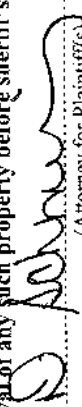
 Attorney for Plaintiff

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 on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

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COLUMBIA County, Pa.

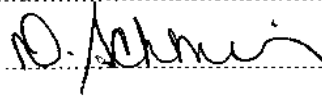
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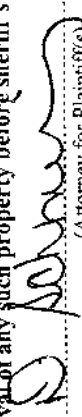
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See attached legal description  
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\_\_\_\_\_  
\_\_\_\_\_



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 (SEAL)  
(Attorney for Plaintiff(s))

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COLUMBIA County, Pa.

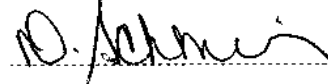
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MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR and JANET SUE  
KNORR A/K/A JANET S. KNORR

The defendant will be found at 221 BLACKS STREET, MIDDLETOWN, PA  
17846 & 295 TENNY STREET, BLOOMSBURG, PA 17815

 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 also furnish us with the old deed or mortgage.

See attached legal description



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date Court Number 2004-CV-1409
Defendant MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR & JANET SUE KNORR JANET S. KNORR		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>221 BLACKS STREET, MILLVILLE, PA 17846</b>	

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	------

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

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
<b>Plaintiff</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		<b>Expiration date</b> Court Number 2004-CV-1409
<b>Defendant</b> MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR & JANET SUE KNORR JANET S. KNORR		<b>Type or Writ of Complaint</b> EXECUTION/NOTICE OF SALE
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>JANET SUE KNORR A/K/A JANET S. KNORR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>295 TENNY STREET, BLOOMSBURG, PA 17815</b>	

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

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NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	



SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</b>		Expiration date Court Number <b>2004-CV-1409</b>	
Defendant <b>MATTHEW ALLEN KNORR A/K/A MATTHEW A. KNORR &amp; JANET SUE KNORR          JANET S. KNORR</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>		NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>295 TENNY STREET, BLOOMBURG, PA 17815</b>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.</b>			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
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PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
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Sheriff of _____		



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 Decd 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

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.



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:

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES. 1  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

CHECK NO  
441114

3-180/350

07/21/2005

DATE	AMOUNT
07/21/2005	*****1,350.00

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

*Thomas S. Hallinan*

ES/1082  
10/10/05  
10/10/05

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED INK DISAPPEARS WITH HEAT. 1  
"441114" :036001808:35 150888 8"