

SHERIFF'S SALE COST SHEET

Deborah H. Smith VS. Daniel & Barbara Knott
 NO. 52-06 ED NO. 1406-03 JD DATE/TIME OF SALE July 12 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>2.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>481.50</u>	

WEB POSTING	\$150.00 - PD
PRESS ENTERPRISE INC.	\$ <u>335.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1060.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>410.89</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>311.90</u>
TOTAL ***** \$ <u>722.79</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>601.43</u>
WATER 20	\$
TOTAL ***** \$ <u>601.43</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 4436.72

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 3654.85

LAW OFFICES

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.

1720 MINERAL SPRING ROAD

P. O. BOX 461

READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
JOHN T. ADAMS
PHILIP J. EDWARDS*

PHONE (610) 374-7320 FAX (610) 374-2542

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E-mail: clark@ldaklaw.com

*LLM TAXATION

ROBESONIA OFFICE
639 W. PENN AVE
ROBESONIA, PA 19551
(610) 693-5200

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD PA 19522
(610) 944-5991

July 18, 2006

Columbia County Sheriff/Real Estate
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: Wachovia Bank, N.A. v. Daniel D. Knorr, et al.
Docket No. 2005-CV-1406
Writ No. 52-2006
Sale: 07/12/06

Dear Sir or Madam:

Enclosed herewith is the original and two (2) copies of the Realty Transfer Tax Statement of Value for the above referenced matter.

Also enclosed is check number 314704038 in the amount of \$3,654.85.

If you have any questions or require anything further to close out the writ and issue the deed, please let me know.

Sincerely,



Valerie Clark
Paralegal

\vlc
Enclosure

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank VS Daniel & Barbara Knorr

NO. 52-06 ED NO. 1486-05 JD

DATE/TIME OF SALE: July 12 1000

BID PRICE (INCLUDES COST) \$ 4906.72

POUNDAGE - 2% OF BID \$ 98.13

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5004.85

PURCHASER(S): A. J. Intan

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 5004.85

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3654.85



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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: Anthony R. Distasio, Esquire Telephone Number: 610-374-7320
Street Address: 1720 Mineral Spring Road, P.O. Box 461 City: Reading State: PA Zip Code: 19603-0461

B TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Sheriff Date of Acceptance of Document:
Grantee(s)/Lessee(s): Wachovia Bank, N.A.
Street Address: 35 West Main Street Street Address: P.O. Box 2248
City: Bloomsburg State: PA Zip Code: 17815 City: Jacksonville State: FL Zip Code: 32201-2248

C PROPERTY LOCATION

Street Address: 1739-1741 Lincoln Street City, Township, Borough: Berwick Township
County: Columbia School District: Berwick Area Tax Parcel Number: 04A-11-073-00,000

D VALUATION DATA

1. Actual Cash Consideration: \$5,004.85 2. Other Consideration: \$0 3. Total Consideration: \$5,004.85
4. County Assessed Value: \$21,806.00 5. Common Level Ratio Factor: 3.47 6. Fair Market Value: \$75,666.82

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (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.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200210793, Page Number
- ☐ 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.)

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: Anthony R. Distasio Anthony R. Distasio Date: 07/18/06

<p>Item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">Wachovia Bank c/o Cliff Priest 123 South Broad St. Philadelphia, PA 19109</p> <p>Article Number (Transfer from service label): 7004 1160 0005 9399 1085</p>	<p>3. Service Type <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 <input type="checkbox"/> No</p>	<p>SENDER: COMPLETE THIS SECTION</p> <p><input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p> <p>2. Article Number (Transfer from service label): 7004 1160 0005 9399 1115</p>
<p>Item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>Article Number (Transfer from service label): 7004 1160 0005 9399 1139</p>	<p>3. Service Type <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 <input type="checkbox"/> No</p>	<p>SENDER: COMPLETE THIS SECTION</p> <p><input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> <p>2. Article Number (Transfer from service label): 7004 1160 0005 9399 1122</p>
<p>Item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 300 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p> <p>Article Number (Transfer from service label): 7004 1160 0005 9399 1139</p>	<p>3. Service Type <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 <input type="checkbox"/> No</p>	<p>SENDER: COMPLETE THIS SECTION</p> <p><input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number (Transfer from service label): 7004 1160 0005 9399 1078</p>

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:

PA American Water Co.
702 South Front St.
Milton, PA 17847

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent ☒ Address ☒B. Received by (Printed Name) SCHEMIDTKE C. Date of Delivery 3-22-04D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

105 Soalem Road
Milton PA 17847

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 1092

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-15

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:

PA American Water Co.
852 Wesley St.
Mechanicsburg, PA 17055

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent ☒ Address ☒B. Received by (Printed Name) SCHEMIDTKE C. Date of Delivery 3-22-04D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 1108

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-1



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

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State Tax Paid

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Name: Anthony R. Distasio, Esquire Telephone Number: 610-374-7320
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- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200210797, Page Number
- ☐ 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.)

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: Anthony R. Distasio Anthony R. Distasio Date: 07/18/06

OFFICIAL CHECK

AN INDEMNITY AND/OR SURETY BOND MAY BE REQUIRED PRIOR TO REPLACEMENT OR REFUND OF THIS CHECK IF LOST OR DESTROYED

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

23-97
1020

0802845

WACHOVIA

Pay To The
Order Of

COLUMBIA COUNTY SHERIFF *****

07/13/2006

\$ 3,654.85

*THREE THOUSAND SIX HUNDRED FIFTY FOUR DOLLARS AND 85 CENTS

Remitter
KNDRR -08900493078

DRAWER: Wachovia Bank, National Association

Dollars



Authorized Signature

MP

Issued by Integrated Payment Systems Inc., Englewood, Colorado
JPMorgan Chase Bank, N.A., Denver, Colorado

⑈0499562⑈ ⑈102000979⑈ 68003147040386⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to Press Enterprise is a newspaper of general circulation with its business at 3185 Lackawanna Avenue, Bloomsburg, County of Pennsylvania, and was established on the 1st day of March, 1901 continuously in said Town, County and State since that day on June 21, 28 and July 5, 2006 as printed and published; that the publisher of said newspaper in which legal advertisement was in nor Press Enterprise is interested in the subject matter of said matter all of the allegations in the foregoing statement as to time, place true.

Sworn and subscribed to before me this 6th day

(Notary)
Commonwealth of
My commission expires
Dennis L. Ashenfeld
Scott Twp., Columbia
My Commission Expires
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby
publication charges amounting to \$.....for publishing
fee for this affidavit have been paid in full.

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2006 ED AND CIVIL WRIT NO. 1406 OF 2005 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:

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the West side of Lincoln Avenue said point being the Northeast corner of Lot No. 94 now or late owned by Betty J. Stimeling; thence in a Northerly direction along Lincoln Avenue a distance of forty-five (45) feet to the line of Lot No. 92 now or late owned by Robert E. Lyons; thence in a Westerly direction along line of Lot No. 92 a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence in a Southerly direction along said alley a distance of forty-five (45) feet to the line of Lot No. 94; thence in an Easterly direction along line of Lot No. 94 a distance of one hundred and forty-five (145) feet to the line of Lincoln Avenue, the place of Beginning.

BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

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
Anthony Distasio
PO Box 481
Reading, PA 19603

LAW OFFICES

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.

1720 MINERAL SPRING ROAD

P. O. BOX 461

READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
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PHONE (610) 374-7320 FAX (610) 374-2542

Direct Line: (610) 288-0726 x 207

E-mail: clark@ldaklaw.com

*LLM TAXATION

ROBESONIA OFFICE
639 W. PENN AVE
ROBESONIA, PA 19551
(610) 693-5200

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD PA 19522
(610) 944-5991

June 6, 2006

Columbia County Prothonotary
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: Wachovia Bank, N.A. v. Daniel D. and Barbara A. Knorr
Docket No. 2005-CV-1406

Dear Sir/Madam:

Enclosed for filing is a 3129 Affidavit and Notice of Sale in the above-mentioned matter.

Please file the original and return a time-stamped copy to me in the envelope provided.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Valerie Clark

Valerie Clark
Paralegal

VLC/amc

Enclosure

cc: Columbia County Sheriff - Real Estate Deputy

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

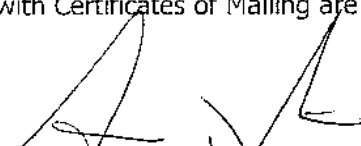
AFFIDAVIT TO SERVICE OF NOTICE OF SALE
PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA

:
: ss.
:

COUNTY OF BERKS

ANTHONY R. DISTASIO, ESQUIRE, being duly sworn according to law, deposes and says that he served the NOTICES OF SALE OF REAL PROPERTY in the above-captioned action upon those individuals set forth in the Affidavit Pursuant to Rule 3129, via First Class Mail, postage prepaid, with a Certificate of Mailing, from the Post Office, Reading, PA on the 5th day of June, 2006. A true and correct copy of the Notice of Sale with Certificates of Mailing are attached hereto as Exhibit "A"



Anthony R. Distasio, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me this
5th day of June, 2006.



Notary Public

NOTARIAL SEAL
VALERIE L. CLARK
Notary Public
TILDEN TWP, BERKS COUNTY
My Commission Expires Mar 28, 2009

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 1739-1741 Lincoln Street, Berwick Township, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A"

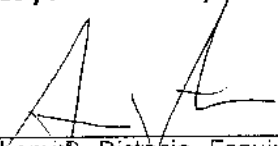
You are hereby notified that on July 13, 2006 at 10:00 a.m., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Harrisburg, Pennsylvania on the Judgment of Wachovia Bank, N.A. v. Daniel D. Knorr and Barbara A. Knorr, No. 2005-CV-1406, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate located at 1739-1741 Lincoln Street, Berwick Township, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

You are further notified that the lien you hold against said real estate may be divested by sale and that you have an opportunity to protect your interest, if any, by being notified of the Sheriff Sale.

Date:

6/5/06


By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Berwick Borough
Tax Administration
344 Market Street
Berwick, PA 18603

Berwick Area School District
Tax Administration
500 Line Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Pennsylvania-American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

Pennsylvania-American Water Co.
702 South Front Street
Milton, PA 17847

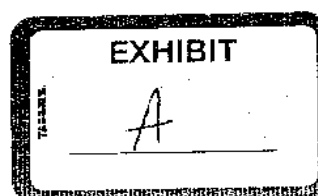
Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Cliff Priest
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815
2nd Mortgage

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815
3rd Mortgage

Tenant(s)
1739-1741 Lincoln Street
Berwick, PA 18603



Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue said point being the Northeast corner of Lot No. 94 now or late owned by Betty J. Stimeling; thence in a Northerly direction along Lincoln Avenue a distance of forty-five (45) feet to the line of Lot No. 92 now or late owned by Robert E. Lyons; thence in a Westerly direction along line of Lot No. 92 a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence in a Southerly direction along said alley a distance of forty-five (45) feet to the line of Lot No. 94; thence in an Easterly direction along line of Lot No. 94 a distance of one hundred and forty-five (145) feet to the line of Lincoln Avenue, the place of Beginning.

BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT
PROVIDE FOR INSURANCE - POSTMASTER

Received From: **LINTON, DISTASIO, ADAMS
& EDWARDS, P.C.
1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461**

One piece of ordinary mail addressed to:
Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

PS Form 3811, January 2001



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT
PROVIDE FOR INSURANCE - POSTMASTER

Received From: **LINTON, DISTASIO, ADAMS
& EDWARDS, P.C.
1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461**

One piece of ordinary mail addressed to:
Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

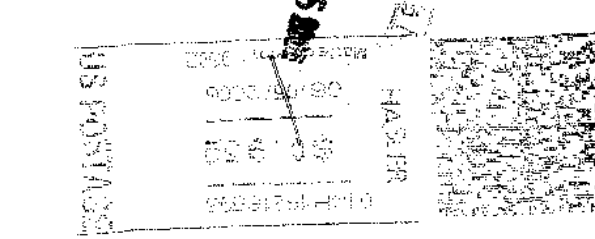
PS Form 3811, January 2001

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
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& EDWARDS, P.C.
1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461**

One piece of ordinary mail addressed to:
Berwick Borough
Tax Administration
344 Market Street
Berwick, PA 18603

PS Form 3811, January 2001

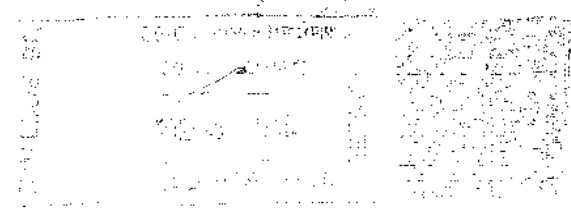
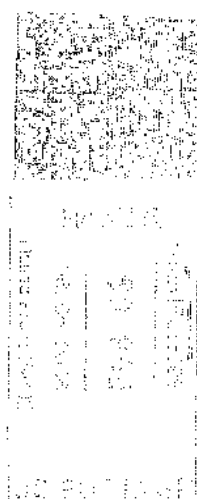


U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
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Received From: **LINTON, DISTASIO, ADAMS
& EDWARDS, P.C.
1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461**

One piece of ordinary mail addressed to:
Pennsylvania-American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

PS Form 3811, January 2001



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT
PROVIDE FOR INSURANCE - POSTMASTER

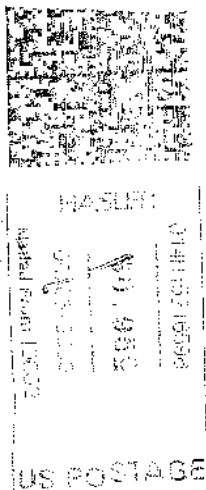
Received From: **LINTON, DISTASIO, ADAMS
& EDWARDS, P.C.
1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461**

One piece of ordinary mail addressed to:
Berwick Area School District
Tax Administration
500 Line Street
Berwick, PA 18603

PS Form 3811, January 2001

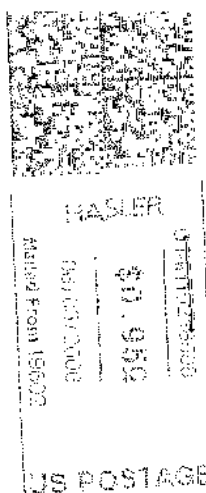
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
	1720 MINERAL SPRING ROAD
	P. O. BOX 461
	READING, PA 19603-0461
One piece of ordinary mail addressed to:	
	Pennsylvania-American Water Co.
	702 South Front Street
	Milton, PA 17847

PS Form 3841, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
	1720 MINERAL SPRING ROAD
	P. O. BOX 461
	READING, PA 19603-0461
One piece of ordinary mail addressed to:	
	Columbia County Domestic Relations
	P.O. Box 380
	Bloomsburg, PA 17815

PS Form 3841, January 2001

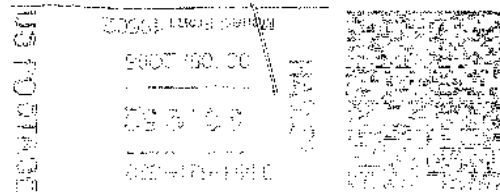


U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
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	1720 MINERAL SPRING ROAD
	P. O. BOX 461
	READING, PA 19603-0461
One piece of ordinary mail addressed to:	
	First Columbia Bank & Trust Co.
	11 West Main Street
	Bloomsburg, PA 17815
	2nd Mortgage

PS Form 3841, January 2001

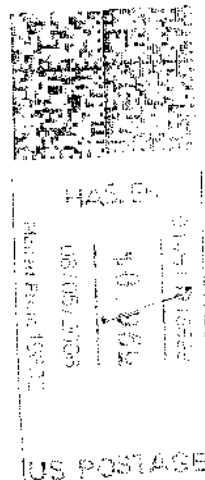
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	1720 MINERAL SPRING ROAD
	P. O. BOX 461
	READING, PA 19603-0461
One piece of ordinary mail addressed to:	
	Wachovia Bank, N.A./PA1331
	c/o Cliff Priest
	123 South Broad Street, 7th Floor
	Philadelphia, PA 19109
	1st Mortgage

PS Form 3841, January 2001



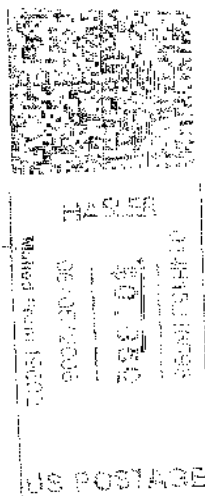
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
LINTON, DISTASIO, ADAMS & EDWARDS, P.C. Received From: 1720 MINERAL SPRING ROAD P. O. BOX 461 READING, PA 19603-0461	
One piece of ordinary mail addressed to: First Columbia Bank & Trust Co. 11 West Main Street Bloomsburg, PA 17815 3rd Mortgage	

PS Form 3841, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
LINTON, DISTASIO, ADAMS & EDWARDS, P.C. Received From: 1720 MINERAL SPRING ROAD P. O. BOX 461 READING, PA 19603-0461	
One piece of ordinary mail addressed to: Tenant(s) 1739-1741 Lincoln Street Berwick, PA 18603	

PS Form 3841, January 2001



LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 1739-1741 Lincoln Street, Berwick Township, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A"


You are hereby notified that on July 13, 2006 at 10:00 a.m., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Harrisburg, Pennsylvania on the Judgment of Wachovia Bank, N.A. v. Daniel D. Knorr and Barbara A. Knorr, No. 2005-CV-1406, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate located at 1739-1741 Lincoln Street, Berwick Township, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

You are further notified that the lien you hold against said real estate may be divested by sale and that you have an opportunity to protect your interest, if any, by being notified of the Sheriff Sale.

Date:

6/5/06


By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Berwick Borough
Tax Administration
344 Market Street
Berwick, PA 18603

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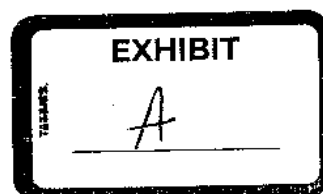
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Wachovia Bank, N.A./PA1331
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1st Mortgage

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2nd Mortgage

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Tenant(s)
1739-1741 Lincoln Street
Berwick, PA 18603



Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

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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.

WACHOVIA BANK, N.A.

VS.

DANIEL & BARBARA KNORR

WRIT OF EXECUTION #52 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DANIEL & BARBARA KNORR AT 1739-1741 LINCOLN ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31TH DAY OF MAY 2006

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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

WACHOVIA BANK, N.A.

Docket # 52ED2006

VS

MORTGAGE FORECLOSURE

DANIEL D. KNORR
BARBARA A. KNORR

AFFIDAVIT OF SERVICE

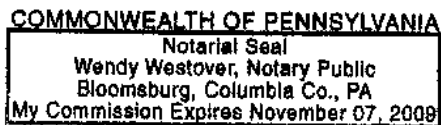
NOW, THIS TUESDAY, MARCH 21, 2006, AT 2:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DANIEL KNORR AT 613 MULBERRY ST., BERWICK BY HANDING TO DANIEL KNORR, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

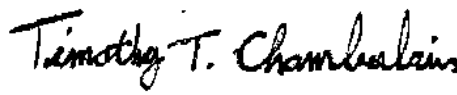
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 22, 2006



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 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6388

WACHOVIA BANK, N.A.

Docket # 52ED2006

VS

MORTGAGE FORECLOSURE

DANIEL D. KNORR
BARBARA A. KNORR

AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, APRIL 03, 2006, AT 9:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BARBARA KNORR AT 1035 CLIFTON DRIVE, BLOOMSBURG BY HANDING TO DAN KNORR, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

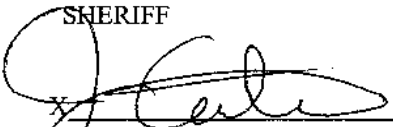
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 03, 2006


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BARBARA KNORR	MORTGAGE FORECLOSURE
1035 CLIFTON DRIVE	
BLOOMSBURG	

SERVED UPON DAN KNORR

RELATIONSHIP Son IDENTIFICATION _____

DATE 4-3-6 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. C. Adams

DATE 4-3-6

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WACHOVIA BANK, N.A.

Docket # 52ED2006

VS

MORTGAGE FORECLOSURE

DANIEL D. KNORR
BARBARA A. KNORR

AFFIDAVIT OF SERVICE

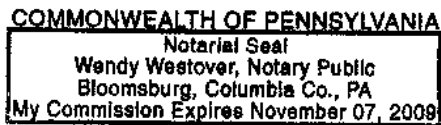
NOW, THIS TUESDAY, MARCH 21, 2006, AT 2:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DANIEL KNORR AT 613 MULBERRY ST., BERWICK BY HANDING TO DANIEL KNORR, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 22, 2006



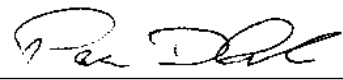
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-MAR-06

FEE: \$5.00

CERT. NO: 1840

KNORR DANIEL D
613 NORTH MULBERRY STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20021-3164
LOCATION: 1739-1741 LINCOLN AVENUE L 93
PARCEL: 04A-11 -073-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2004	PRIM	452.00	10.23		577.23
2005	PRIM	1,516.19	43.48		1,559.67
TOTAL DUE :					\$2,136.90

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy I. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
FIRST COLUMBIA BANK & TRUST CO.	MORTGAGE FORECLOSURE
11 WEST MAIN ST.	
BLOOMSBURG	

SERVED UPON Kathy Brach

RELATIONSHIP Operation Dup IDENTIFICATION _____

DATE 3-22-6 TIME 1445 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) _____

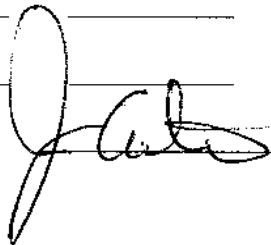
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-22-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/20/2006

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie LEVAN

RELATIONSHIP Court Service IDENTIFICATION _____

DATE 3-22-06 TIME 0943 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. Gal

DATE 3-22-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/20/2006

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 3-22-6 TIME 1430 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 3-22-6



March 22, 2006

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

WACHOVIA BANK, N.A.

VS.

**DANIEL D. KNORR
BARBARA A. KNORR**

DOCKET # 52ED2006

JD # 1406JD2005

Dear Timothy:

The balance on sewer account #102314 for the property located at 1739-1741
Lincoln Avenue, Berwick Pa. through July 2006 is \$601.43.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANIEL KNORR	MORTGAGE FORECLOSURE
613 MULBERRY ST.	
BERWICK	

SERVED UPON DANIEL KNORR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-21-06 TIME 1445 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 Dille

DATE 03-21-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 3 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1739-1741 LINCOLN STREET	
BERWICK	

SERVED UPON TAMARA BENDAS

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 03.21.06 TIME 1350 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 Pat Del DATE 03.21.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CCSO IDENTIFICATION _____

DATE 03.21.06 TIME 1340 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

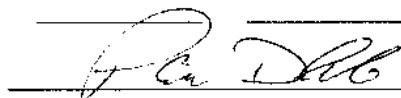
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 03.21.06

Tax Notice 2006 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY			DATE		BILL NO.	
			03/01/2006		4455	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL PENALTY	
GENERAL	21,806	5.646	120.66	123.12	135.43	
SINKING		1.345	28.74	29.33	32.26	
LIGHT		.75	16.02	16.35	17.17	
FIRE		1.25	26.71	27.26	28.62	
BORO RE		8.6	183.78	187.53	196.91	
The discount & penalty have been calculated for your convenience						
PAY THIS AMOUNT			375.91	383.59	410.39	
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KNORR DANIEL D
 613 NORTH MULBERRY STREET
 BERWICK PA 18603

CITY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-11 -073-00,000			
1739 1741 LINCOLN AVE			
.1498 Acres			
Land			
Buildings			
Total Assessment			
2,610			
19,196			
21,806			

This tax returned to
 courthouse on:
 January 1, 2007

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/20/2006

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 52ED2006

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT DANIEL D. KNORR
BARBARA A. KNORR

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON Kelly Green

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 03.21.06 TIME 1425 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

Per Dll

DATE 03.21.06

REAL ESTATE OUTLINE

ED # 52-06

DATE RECEIVED 5-20-06
DOCKET AND INDEX 3-20-06
SET FILE FOLDER UP 5-20-06

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# 256449467
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE July 12, 06 TIME 1000
POSTING DATE June 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 3, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2006 ED AND CIVIL WRIT NO. 1406 OF 2005 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:

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue said point being the Northeast corner of Lot No. 94 now or late owned by Betty J. Stimeling; thence in a Northerly direction along Lincoln Avenue a distance of forty-five (45) feet to the line of Lot No. 92 now or late owned by Robert E. Lyons; thence in

a Westerly direction along line of Lot No. 92 a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence in a Southerly direction along said alley a distance of forty-five (45) feet to the line of Lot No. 94; thence in an Easterly direction along line of Lot No. 94 a distance of one hundred and forty-five (145) feet to the line of Lincoln Avenue, the place of Beginning.

BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

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
Anthony Distasio
PO Box 461
Reading, PA 19603

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:00 AM

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Plaintiff's Attorney
Anthony Distasio
PO Box 461
Reading, PA 19603

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:00 AM

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Plaintiff's Attorney
Anthony Distasio
PO Box 461
Reading, PA 19603

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

ORDER FOR SERVICE

Date: **03/15/06**

Term No. **2005-C-1406**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of **EXECUTION - MORTGAGE FORECLOSURE**

v.

Complaint in

DANIEL D. KNORR and BARBARA KNORR
Defendants

Summons in


Other

Deposit

Service to be made on:
DANIEL D. KNORR

Address where service can be made;
613 MULBERRY STREET
BERWICK, PA 18603

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

ORDER FOR SERVICE

Date: **03/15/06**

Term No. **2005-C-1406**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of **EXECUTION - MORTGAGE FORECLOSURE**

v.

Complaint in

DANIEL D. KNORR and BARBARA KNORR
Defendants

Summons in

Other

Deposit

Service to be made on:
BARBARA A. KNORR

Address where service can be made;
1035 CLIFTON AVENUE
BLOOMSBURG, PA 17815

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]

A handwritten signature in black ink, appearing to read 'A. Distasio', is written over a horizontal line.

Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

ORDER FOR SERVICE

Date: **03/15/06**

Term No. **2005-C-1406**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
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Reading, PA 19603-0461
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Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of **EXECUTION - MORTGAGE FORECLOSURE**

v.

Complaint in

DANIEL D. KNORR and BARBARA KNORR
Defendants

Summons in

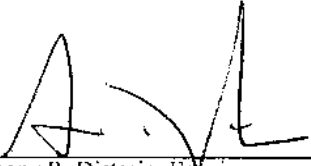
Other

Deposit

Service to be made on:
POST PROPERTY

Address where service can be made;
1739-1741 LINCOLN STREET
BERWICK, PA 18603

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **DANIEL D. KNORR**
613 MULBERRY STREET
BERWICK, PA 18603

Your real estate located at 1739-1741 Lincoln Street, Bewick Borough, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on , 2006 at a.m., in the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$67,406.03 obtained by Wachovia Bank, N.A.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Wachovia Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
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168 East 5th Street
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(570) 784-8760**

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
	:	
v.	:	No. 2005-CV-1406
	:	
DANIEL D. KNORR, Mortgagor and Real Owner and	:	
BARBARA A. KNORR, Mortgagor,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wachovia Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecept for the Writ of Execution was filed, the following information concerning real property located at 1739-1741 Lincoln Street, Berwick Township, PA:

1. Name and address of owner or reputed owner:

NAME:

Daniel D. Knorr

ADDRESS:

613 Mulberry Street
Berwick, PA 18603

2. Name and Address of Defendants in the judgment:

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Barbara A. Knorr

1035 Clifton Drive
Bloomsburg, PA 17815

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

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SEE EXHIBIT "A"

ADDRESS:

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

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

NAME:

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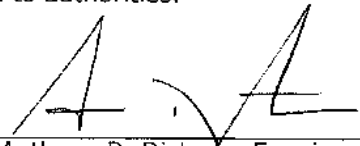
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Date:

3/16/06


By: Anthony R. Distasio, Esquire

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Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Berwick Borough
Tax Administration
344 Market Street
Berwick, PA 18603

Berwick Area School District
Tax Administration
500 Line Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Pennsylvania-American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

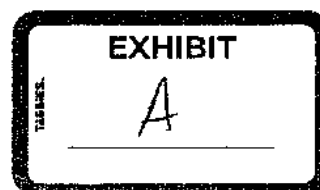
Pennsylvania-American Water Co.
702 South Front Street
Milton, PA 17847

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Cliff Priest
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815
2nd Mortgage

Tenant(s)
1739-1741 Lincoln Street
Berwick, PA 18603



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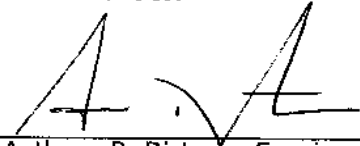
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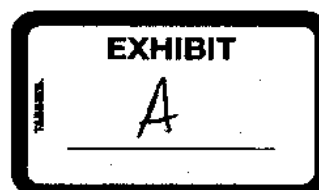
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Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2005-CV-1406

: ACTION OF MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

Writ 2006 E D 52

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

Real property of the Defendants, Daniel D. Knorr and Barbara A. Knorr, located at 1739-1741 Lincoln Street, Berwick Borough, PA, more particularly described in the attached Exhibit "A".

AMOUNT DUE: \$67,406.03

INTEREST: \$
(continuing from 10/11/05 at the Mortgage per diem of \$12.68 until the date of sale)

COSTS TO BE ADDED: \$

Fanni B. Kline
PROTHONOTARY

Seal of Court

Date: *3-20-06*

BY: *Eliabeth A. Barron*
Deputy Prothonotary

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Ampland \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$7.00

Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue said point being the Northeast corner of Lot No. 94 now or late owned by Betty J. Stimeling; thence in a Northerly direction along Lincoln Avenue a distance of forty-five (45) feet to the line of Lot No. 92 now or late owned by Robert E. Lyons; thence in a Westerly direction along line of Lot No. 92 a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence in a Southerly direction along said alley a distance of forty-five (45) feet to the line of Lot No. 94; thence in an Easterly direction along line of Lot No. 94 a distance of one hundred and forty-five (145) feet to the line of Lincoln Avenue, the place of Beginning.

BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

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NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

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By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **DANIEL D. KNORR**
613 MULBERRY STREET
BERWICK, PA 18603

Your real estate located at 1739-1741 Lincoln Street, Bewick Borough, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on _____, 2006 at _____ a.m., in the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$67,406.03 obtained by Wachovia Bank, N.A.

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:

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

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**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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DANIEL D. KNORR, Mortgagor and Real Owner and	:	
BARBARA A. KNORR, Mortgagor,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

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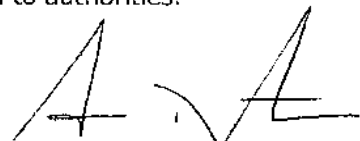
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Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Berwick Borough
Tax Administration
344 Market Street
Berwick, PA 18603

Berwick Area School District
Tax Administration
500 Line Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Pennsylvania-American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

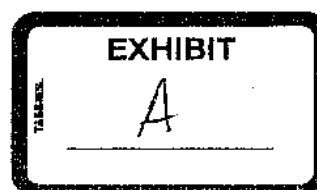
Pennsylvania-American Water Co.
702 South Front Street
Milton, PA 17847

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Cliff Priest
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815
2nd Mortgage

Tenant(s)
1739-1741 Lincoln Street
Berwick, PA 18603



Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

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LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- ☐ () Tenant Occupied or vacant, containing 2 or more rental units
- ☐ () Commercial
- ☐ () As a result of a Complaint in Assumpsit
- ☒ (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) service of notice on Defendant(s)
 - (b) expiration of 30 days since the service of the notice
 - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Anthony R. Distasio, Esquire
Counsel for Plaintiff

Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wachovia Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the
Praecipe for the Writ of Execution was filed, the following information concerning real property located at
1739-1741 Lincoln Street, Berwick Township, PA:

1. Name and address of owner or reputed owner:

NAME:

Daniel D. Knorr

ADDRESS:

613 Mulberry Street
Berwick, PA 18603

2. Name and Address of Defendants in the judgment:

NAME:

Daniel D. Knorr

ADDRESS:

613 Mulberry Street
Berwick, PA 18603

Barbara A. Knorr

1035 Clifton Drive
Bloomsburg, PA 17815

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:


ADDRESS:

SEE EXHIBIT "A"

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, information and 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.

Date:

3/16/06


By: Anthony R. Distasio, Esquire

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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344 Market Street
Berwick, PA 18603

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Tax Administration
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Berwick, PA 18603

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Pennsylvania-American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

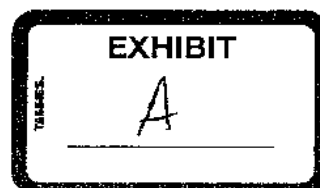
Pennsylvania-American Water Co.
702 South Front Street
Milton, PA 17847

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Cliff Priest
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815
2nd Mortgage

Tenant(s)
1739-1741 Lincoln Street
Berwick, PA 18603



Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue said point being the Northeast corner of Lot No. 94 now or late owned by Betty J. Stimeling; thence in a Northerly direction along Lincoln Avenue a distance of forty-five (45) feet to the line of Lot No. 92 now or late owned by Robert E. Lyons; thence in a Westerly direction along line of Lot No. 92 a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence in a Southerly direction along said alley a distance of forty-five (45) feet to the line of Lot No. 94; thence in an Easterly direction along line of Lot No. 94 a distance of one hundred and forty-five (145) feet to the line of Lincoln Avenue, the place of Beginning.

BEING Lot No. 93 of Plot of Lots of Duval Dickson recorded in Map Book No. 1 at page 93 on June 12, 1918.

PARCEL NO. 04A-11-073-00,000

BEING THE SAME PREMISES WHICH Daniel D. Knorr and Barbara A. Knorr, Husband and Wife, by Indenture dated 11-08-02 and recorded 11-12-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200213164, granted and conveyed unto Daniel D. Knorr.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- ☐ () Tenant Occupied or vacant, containing 2 or more rental units
- ☐ () Commercial
- ☐ () As a result of a Complaint in Assumpsit
- ☒ (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) service of notice on Defendant(s)
 - (b) expiration of 30 days since the service of the notice
 - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Anthony R. Distasio, Esquire
Counsel for Plaintiff

Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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Attorney I.D. No. 46890
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(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DANIEL D. KNORR, Mortgagor and Real Owner and
BARBARA A. KNORR, Mortgagor,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2005-CV-1406
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **DANIEL D. KNORR**
613 MULBERRY STREET
BERWICK, PA 18603

Your real estate located at 1739-1741 Lincoln Street, Bewick Borough, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on , 2006 at a.m., in the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$67,406.03 obtained by Wachovia Bank, N.A.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Wachovia Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
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 below to find out 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 the Sheriff of Columbia County at: (570) 389-5622.
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 the Sheriff of Columbia County at: (570) 389-5622.
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 house. A schedule of distribution of the money bid for our house 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 (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after _____.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2005-C-1406
Judgment: \$67,406.03

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WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2005-CV-1406
DANIEL D. KNORR, Mortgagor and Real Owner and	:	
BARBARA A. KNORR, Mortgagor,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

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TO: **BARBARA A. KNORR**
1035 CLIFTON DRIVE
BLOOMSBURG, PA 17815

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168 East 5th Street
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(570) 784-8760**

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

AN INDENTURE AND/OR SURETY BOND MAY BE REQUIRED PRIOR TO REPLACEMENT OR REFUND OF THIS CHECK IF LOST OR DESTROYED

23-97
1020

256449467

08023345

WACHOVIA

02/08/2006

Pay To The
Order Of COLUMBIA COUNTY SHERIFF

\$ 1,350.00

*ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 CENTS

KNDRR # 08900493078

DRAWER: Wachovia Bank, National Association

Remitter

Issued by Integrated Payment Systems Inc., Englewood, Colorado
Michigan Chase Bank, N.A., Denver, Colorado

Authorized Signature

Dollars

⑈099562⑈ ⑈102000979⑈ 6800256449467⑈