

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|--------------|---------------|
| 02/11/2013 | Advance Fee | Advance Fee | 43575 | \$0.00 | \$1,500.00 |
| 02/11/2013 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 02/11/2013 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 02/11/2013 | Crying Sale | | | \$10.00 | \$0.00 |
| 02/11/2013 | Docketing | | | \$15.00 | \$0.00 |
| 02/11/2013 | Levy | | | \$15.00 | \$0.00 |
| 02/11/2013 | Mailing Costs | | | \$30.00 | \$0.00 |
| 02/11/2013 | Posting Handbill | | | \$15.00 | \$0.00 |
| 02/11/2013 | Poundage | | | \$274.45 | \$0.00 |
| 02/11/2013 | Press Enterprise Inc. | | | \$485.70 | \$0.00 |
| 02/11/2013 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 02/11/2013 | Web Posting | | | \$100.00 | \$0.00 |
| 04/18/2013 | Service | | | \$150.00 | \$0.00 |
| 04/18/2013 | Service Mileage | | | \$24.00 | \$0.00 |
| 04/18/2013 | Copies | | | \$5.00 | \$0.00 |
| 04/18/2013 | Notary Fee | | | \$10.00 | \$0.00 |
| 04/18/2013 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 04/18/2013 | Surcharge | | | \$110.00 | \$0.00 |
| 04/18/2013 | Refund | | 6101 | \$168.35 | \$0.00 |
| | | | | \$1,500.00 | \$1,500.00 |

| | |
|-----------------------|---------------|
| TOTAL BALANCE: | \$0.00 |
|-----------------------|---------------|

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING,
LP**
vs.
CAROL L. KNORR
Columbia County
Docket No.: 2012-CV-1377
Premises: 617 Freas Ave., Berwick, PA 18603
Sheriff's Sale No.: 2012-ED-24

To whom it may concern :

Please stay the Sheriff Sale scheduled for May 8, 2013, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Loan Reinstated.

Amount collected in consideration of stay: **\$13,722.54.**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com.**

Sincerely,
Udren Law Offices, P.C.
Audra Sweeten
Foreclosure Specialist

MJU#: 11081058 CASE#: 11081058-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SHERIFF'S RETURN OF SERVICE

04/04/2013 08:40 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 617 FREAS AVENUE, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

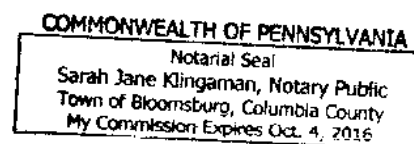
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of APRIL, 2013



Sarah Jane Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill Zone:
Manner: < Not Specified > Expires: 03/11/2013 Warrant:
Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 617 FREAS AVENUE
BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: POSTED
Relation:
Date: 04/04/13 Time: of 40
Deputy: D'ANGELO Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC Phone:

Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2012CV1377

617 FREAS AVENUE, BERWICK, PA 18603

EXP: 03/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

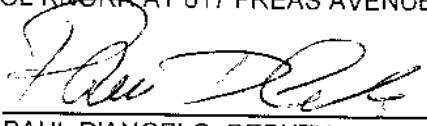


BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SHERIFF'S RETURN OF SERVICE

02/12/2013 08:45 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE TAYLOR KNORR, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CAROL KNORR AT 617 FREAS AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2013

COMMONWEALTH OF PENNSYLVANIA

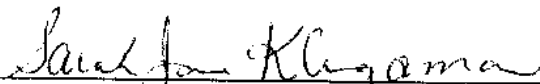
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2013



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

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

REAL ESTATE TAX CERTIFICATION

Date: 03/05/2013

Fee: \$5.00

Cert. NO: 13757

KNORR CAROL L
617 FREAS AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -2215
Location: 617 FREAS AVE (LOT 15
Parcel Id:04C-01 -039-00,000

Assessment: 22,581
Balances as of 03/05/2013

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

By: Columbia County Sheriff Per: dm



February 21, 2013

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

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP**

VS.

CAROL L. KNORR

**NO: 2013-ED-24
NO: 2012-CV-1377**

Dear Timothy:

The amount due on the sewer account #111754 for the property located at 617
Freas Avenue, Berwick through June 30, 2013 is **\$535.25**.

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

Sincerely,

A handwritten signature in cursive script, reading "Kelly Johnson", is written over the typed name.

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Tax Notice 2013 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2013BILL NO.
4476

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|--|---|------------------------------------|
| GENERAL | 22,581 | 9.146 | 202.40 | 206.53 | 227.18 |
| SINKING | | 1.345 | 29.76 | 30.37 | 33.41 |
| FIRE | | 1.25 | 27.67 | 28.23 | 29.64 |
| LIGHT | | 1.75 | 38.73 | 39.52 | 41.50 |
| BORO RE | | 11.1 | 245.64 | 250.65 | 263.18 |
| The discount & penalty have been calculated for your convenience | | | 544.20 April 30 If paid on or before | 555.30 June 30 If paid on or before | 594.91 June 30 If paid after |
| PAY THIS AMOUNT | | | | | |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDKNORR CAROL L
617 FREAS AVENUE
BERWICK PA 18603

| | CNTY | TWP |
|------------------|-----------|-------------|
| Discount | 2 % | 2 % |
| Penalty | 10 % | 5 % |
| PARCEL: | 04C-01 | -039-00,000 |
| 617 FREAS AVE | | |
| .3306 Acres | Land | 5,760 |
| | Buildings | 16,821 |
| Total Assessment | | 22,581 |

This tax returned
to courthouse on:
January 1, 2014

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**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 03/11/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | Domestic Relations Office of Columbia Co. |
| Primary Address: | 11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|--|
| Served: | Personally · Adult In Charge · Posted · <u>Other</u> |
| Adult In Charge: | Karen Richendrfer |
| Relation: | Cherk II |
| Date: | 2-12-13 |
| Time: | 08:30 |
| Deputy: | SG |
| Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: UDREN LAW OFFICES, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2012CV1377 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 03/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 03/11/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | | | |
|---------------------------|------------------------------------|-------------|--|
| Name: | Columbia County Tax Office | | |
| Primary Address: | PO Box 380 Bloomsburg, PA 17815 | | |
| Phone: | 570-389-5649 | DOB: | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|-------------------------|--|-----------------|------|
| Served: | Personally · Adult In Charge · Posted <u>Other</u> | | |
| Adult In Charge: | HEATHER HYATT | | |
| Relation: | TAX OFF. CLERK | | |
| Date: | 02/12/13 | Time: | 0825 |
| Deputy: | 59 | Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: UDREN LAW OFFICES, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV1377

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/11/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 02/12/13

Time: 0915

Deputy: DANCELL

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

GINGHER, CONNIE C.

2012CV1377

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 03/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
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vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 03/11/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|---------------------------------------|
| Name: | CAROL KNORR |
| Primary Address: | 617 FREAS AVENUE BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | TAYLOR KNORR | | |
| Relation: | DAUGHTER | | |
| Date: | 02/12/13 | Time: | 0845 |
| Deputy: | DANCELO | Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: UDREN LAW OFFICES, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KNORR, CAROL

2012CV1377

617 FREAS AVENUE, BERWICK, PA 18603

EXP: 03/11/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
CAROL KNORR

Case Number
2012CV1377

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 03/11/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|-------------------------------------|
| Name: | BERWICK SEWER AUTHORITY |
| Primary Address: | 1108 FREAS AVE BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | KELLI GREER | | |
| Relation: | CLERK | | |
| Date: | 02/12/13 | Time: | 0940 |
| Deputy: | DANIELLO | Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: UDREN LAW OFFICES, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER AUTHORITY

2012CV1377

1108 FREAS AVE, BERWICK, PA 18603

EXP: 03/11/2013

Document Receipt

Trans # 14331 Carrier / service: POST 2PM 2/11/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000020516

Doc Ref #: 24ED2013

Document Receipt

Trans # 14330 Carrier / service: POST 2PM 2/11/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020509

DEPARTMENT 281230

Doc Ref #: 24ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 14329 Carrier / service: POST 2PM 2/11/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000020493

Doc Ref #: 24ED2013

Document Receipt

Trans # 14328 Carrier / service: POST 2PM 2/11/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000020486

Doc Ref #: 24ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 14327 Carrier / service: POST 2PM 2/11/2013

Ship to: 14327

COMMONWEALTH OF PA

PO BOX 281230

Tracking #: 9171924291001000020479

Doc Ref #: 24ED2013

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 24-13

DATE RECEIVED 2-11-13
DOCKET AND INDEX 2-11-13

CHECK FOR PROPER INFO.

| | | |
|--|-------------------------------------|------------------|
| WRIT OF EXECUTION | <input checked="" type="checkbox"/> | |
| COPY OF DESCRIPTION | <input checked="" type="checkbox"/> | |
| WHEREABOUTS OF LKA | <input checked="" type="checkbox"/> | |
| NON-MILITARY AFFIDAVIT | <input checked="" type="checkbox"/> | |
| NOTICES OF SHERIFF SALE | <input checked="" type="checkbox"/> | |
| WAIVER OF WATCHMAN | <input checked="" type="checkbox"/> | |
| AFFIDAVIT OF LIENS LIST | <input checked="" type="checkbox"/> | |
| CHECK FOR \$ 1,350.00 OR <u>1500.00</u> | <input checked="" type="checkbox"/> | CK# <u>43575</u> |

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

| | | |
|--------------------------|---------------------------------------|------------------|
| SALE DATE | <u>May 8, 13</u> | TIME <u>2900</u> |
| POSTING DATE | <u>Apr 4, 13</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Apr 17</u> | |
| | 2 ND WEEK <u>24</u> | |
| | 3 RD WEEK <u>May 1, 13</u> | |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1377

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2013
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND LYING AND BEING SITUATE ON THE NORTHERLY SIDE OF FREAS AVENUE IN THE BOROUGH OF BERWICK COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT NO. 1508, THIS BEING THE EASTERLY SIDE OF THE THIRD LOT EAST OF DICKSON STREET ON THE NORTHERLY SIDE OF PREAS AVENUE, IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGH OF BERWICK, WHICH WAS FORMERLY THE PREAS FARM (SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA, IN MISCELLANEOUS BOOK NO. 8 PAGE 366); THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 1508 A DISTANCE OF 160 FEET TO A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45 FEET TO CORNER OF LOT NO. 1506; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 1506 A DISTANCE OF 160 FEET TO PREAS AVENUE; THENCE IN A WESTERLY DIRECTION ALONG PREAS AVENUE A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 1507.

NO. 2. BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT NO. 1507, THIS BEING THE EASTERLY SIDE OF THE FOURTH LOT EAST OF DICKSON STREET (TRACT NO. 1 ABOVE) ON THE NORTHERLY SIDE OF PREAS AVENUE; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 1507 A DISTANCE OF 160 FEET TO A 15 FOOT ALLEY; THENCE IN A EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 1505; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 1505 A DISTANCE OF 160 FEET TO PREAS AVENUE; THENCE IN A WESTERLY DIRECTION ALONG PREAS AVENUE A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 1506.

BEING KNOWN AS: 617 Freas Ave., Berwick, PA 18603

PROPERTY ID NO.: 04C-01-039

TITLE TO SAID PREMISES IS VESTED IN Carol L. Knorr BY DEED FROM Franklin W. Knorr and Carol L. Knorr, his wife DATED 12/28/2000 RECORDED 03/19/2001 IN DEED BOOK Instrument #200102215.

PROPERTY ADDRESS: 617 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-039

Seized and taken into execution to be sold as the property of CAROL KNORR in suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Carol L. Knorr

NO. 2012-CV-1377

Defendant(s)

2013-ED-24

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

617 Freas Ave., Berwick, PA 18603

Amount due

\$ 55,743.25

Interest From **02/06/2013**
to Date of Sale

\$ _____

*Ongoing Per Diem of \$10.8572
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

s. Barbara N. Silvestri
Prothonotary - Acting

By _____

Clerk

Date 02-11-13

Prothonotary of the Court
Mv Com. Div. of the Appellate in 2014

MJU#: 11081058 CASE#: 11081058-1

UDREN LAW OFFICES, P.C.
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ATTORNEY FOR PLAINTIFF

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Carol L. Knorr

NO. 2012-CV-1377

Defendant(s)

2013-ED-24

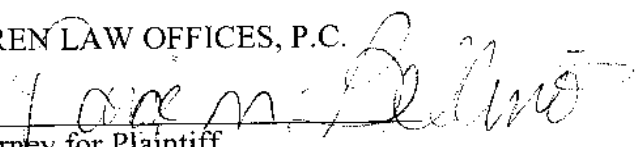
CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

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COURT OF COMMON PLEAS
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MORTGAGE FORECLOSURE

v.

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NO. 2012-CV-1377

Defendant(s)

2013-ED-24

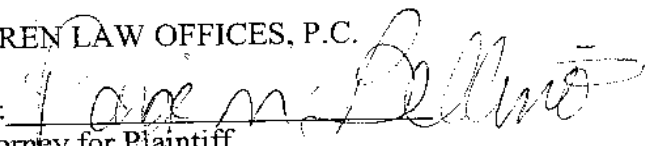
CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

v.

Carol L. Knorr

Defendant(s)

NO. 2012-CV-1377

2013-ED-24

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, Plaintiff in the
above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C.,
sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following
information concerning the real property located at:

617 Freas Ave., Berwick, PA 18603

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

Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603

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

Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603

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

Jr Lien Holders - None

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

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
16001 North Dallas Parkway
Addison, TX 75006**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

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

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Tenants/Occupants
617 Freas Avenue
Berwick, PA 18603**

**BAC Home Loans Servicing, LP
Address to Follow**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: 02/02/2013

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino

Attorney for Plaintiff

MJU#: 11081058 CASE#: 11081058-1

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

v.

Carol L. Knorr

Defendant(s)

NO. 2012-CV-1377

2013-ED-24

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, Plaintiff in the
above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C.,
sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following
information concerning the real property located at:

617 Freas Ave., Berwick, PA 18603

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

**Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603**

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

**Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
16001 North Dallas Parkway
Addison, TX 75006**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

Columbia County Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue

Bureau of Compliance

PO Box 281230

Harrisburg, PA 17128-1230

Columbia County Tax Claim Bureau

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Bloomsburg, PA 17815

Tenants/Occupants

617 Freas Avenue

Berwick, PA 18603

BAC Home Loans Servicing, LP

Address to Follow

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: _____

02/02/2013

UDREN LAW OFFICES, P.C.

BY: _____

Attorney for Plaintiff

Paige M. Bellino

MJU#: 11081058 CASE#: 11081058-1

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A.
Plaintiff

v.

CAROL L. KNORR,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377 2013-ED-24

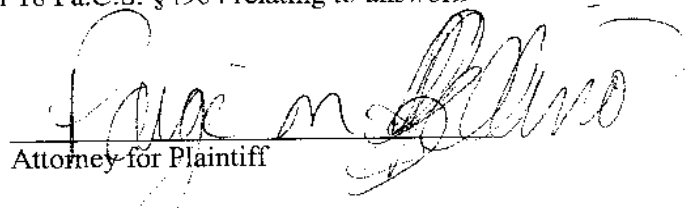
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **CAROL L. KNORR**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: February 5, 2013


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

SHERIFF
COPY

MJU#: 11081058 CASE#: 11081058-1



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KNORRFirst Name: CAROL

Middle Name:

Active Duty Status As Of: Feb-08-2013

| On Active Duty On Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects the individuals' active duty status based on the Active Duty Status Date | | | |

| Left Active Duty Within 367 Days of Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | | |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date | | | |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date | Order Notification End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is a organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: ROGS4KFEVG

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A.
Plaintiff

v.

CAROL L. KNORR,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377 2013-ED-24

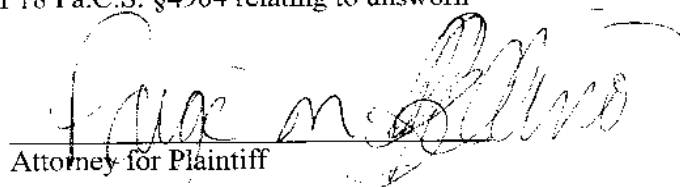
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **CAROL L. KNORR**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **February 5, 2013**


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: KNORR

First Name: CAROL

Middle Name:

Active Duty Status As Of: Feb-08-2013

| On Active Duty On Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects the individual's active duty status based on the Active Duty Status Date | | | |

| Left Active Duty Within 367 Days of Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | | |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date | | | |
|---|-----------------------------|--------|-------------------|
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| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: ROGS4KFEVG

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ATTORNEY FOR PLAINTIFF

Bank of America, N.A.
Plaintiff

v.

CAROL L. KNORR,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377 2013-ED-24

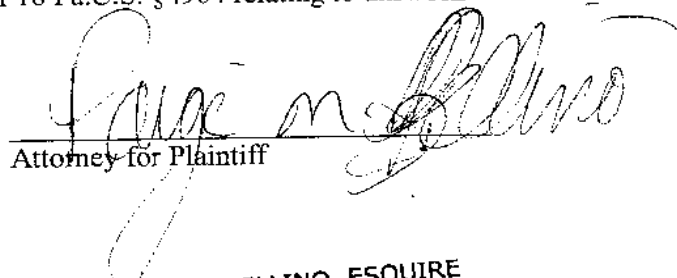
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **CAROL L. KNORR**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: February 5, 2013


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

**Status Report**
Pursuant to Servicemembers Civil Relief Act

Last Name: KNORR

First Name: CAROL

Middle Name:

Active Duty Status As Of: Feb-08-2013

| On Active Duty On Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects the individuals' active duty status based on the Active Duty Status Date | | | |

| Left Active Duty Within 367 Days of Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | | |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date | | | |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date | Order Notification End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: ROGS4KFEVG

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

CAROL L. KNORR

Defendant(s)

NO. 2012-CV-1377 2013-ED-24

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603**

Your house (real estate) at **617 Freas Ave., Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$55,743.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
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 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after 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.

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

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

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Carol L. Knorr

Defendant(s)

NO. 2012-CV-1377

2013-ED-24

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, Plaintiff in the
above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C.,
sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following
information concerning the real property located at:

617 Freas Ave., Berwick, PA 18603

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

**Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603**

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

**Carol L. Knorr
617 Freas Ave.
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
16001 North Dallas Parkway
Addison, TX 75006**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

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

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Tenants/Occupants
617 Freas Avenue
Berwick, PA 18603**

**BAC Home Loans Servicing, LP
Address to Follow**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: 02/02/2013

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorney for Plaintiff

MJU#: 11081058 CASE#: 11081058-1

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**

Plaintiff

v.

Carol L. Knorr

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377 2013-ED-24

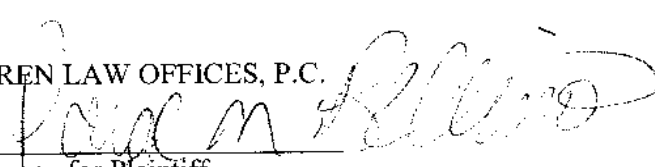
AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

**CAROL L. KNORR
617 FREAS AVE.
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2012-CV-1377

CAROL L. KNORR

2013-ED-24

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

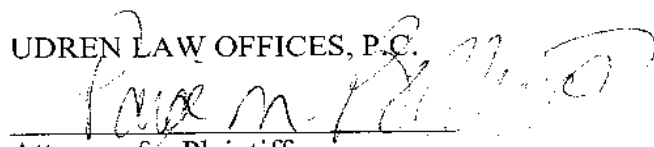
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

RAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**

Plaintiff

v.

CAROL L. KNORR

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377

2013-ED-24

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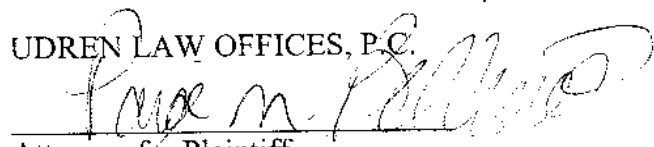
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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

v.

CAROL L. KNORR

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377

2013-ED-24

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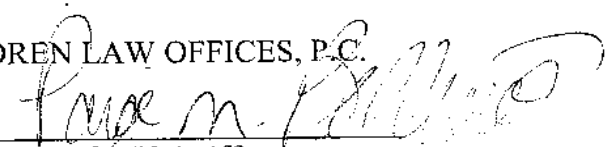
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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP

Plaintiff

v.

CAROL L. KNORR

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377

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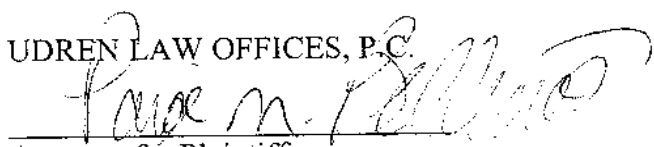
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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2012-CV-1377

CAROL L. KNORR

2013-ED-24

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

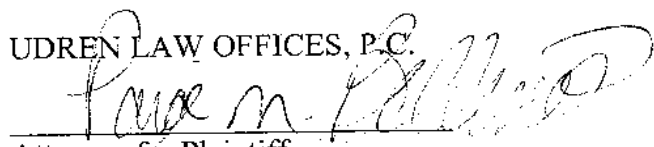
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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, Esquire
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**

Plaintiff

v.

CAROL L. KNORR

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1377

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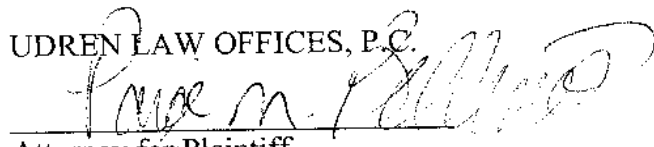
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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
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**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**

Plaintiff

v.

CAROL L. KNORR

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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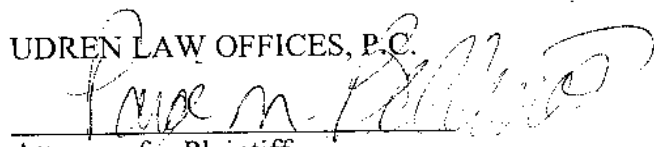
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COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **617 Freas Ave., Berwick, PA 18603**

PARCEL NUMBER: **04C-01-039**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff.

**PAIGE M. BELLINO, ESQUIRE
PA ID 309091**

EXHIBIT A

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND LYING AND BEING SITUATE ON THE NORTHERLY SIDE OF PREAS AVENUE IN THE BOROUGH OF BERWICK COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

NO 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT NO. 1508, THIS BEING THE EASTERLY SIDE OF THE THIRD LOT EAST OF DICKSON STREET ON THE NORTHERLY SIDE OF PREAS AVENUE, IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGH OF BERWICK, WHICH WAS FORMERLY THE PREAS FARM (SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE AT BLOOMBERG, PENNSYLVANIA, IN MISCELLANEOUS BOOK NO. 8 PAGE 366); THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 1508 A DISTANCE OF 160 FEET TO A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45 FEET TO CORNER OF LOT NO. 1506; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 1506 A DISTANCE OF 160 FEET TO PREAS AVENUE; THENCE IN A WESTERLY DIRECTION ALONG PREAS AVENUE A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 1507.

NO. 2. BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT NO. 1507, THIS BEING THE EASTERLY SIDE OF THE FOURTH LOT EAST OF DICKSON STREET (TRACT NO. 1 ABOVE) ON THE NORTHERLY SIDE OF PREAS AVENUE; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 1507 A DISTANCE OF 160 FEET TO A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 1505; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 1505 A DISTANCE OF 160 FEET TO PREAS AVENUE; THENCE IN A WESTERLY DIRECTION ALONG PREAS AVENUE A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 1506.

BEING KNOWN AS: 617 Freas Ave., Berwick, PA 18603

PROPERTY ID NO.: 04C-01-039.

TITLE TO SAID PREMISES IS VESTED IN Carol L. Knorr BY DEED FROM Franklin W. Knorr and Carol L. Knorr, his wife DATED 12/28/2000 RECORDED 03/19/2001 IN DEED BOOK Instrument# 200102215.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2012-CV-1377

CAROL L. KNORR;
Defendant(s)

2013-ED-24

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 02/03/2013

UDREN LAW OFFICES, P.C.

Paige M. Bellino
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

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

Re: **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**
vs.
Carol L. Knorr

Columbia County C.C.P. No. 2012-CV-1377

Dear Sir or Madam:

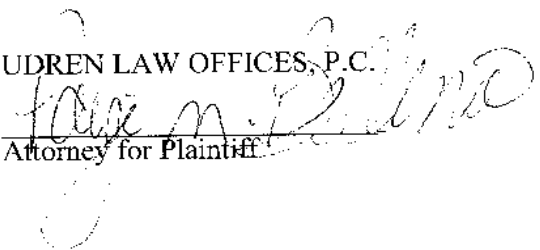
Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

CAROL L. KNORR
617 FREAS AVE.
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **617 Freas Ave., Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQ.
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2012-CV-1377

CAROL L. KNORR;
Defendant(s)

2013-ED-24

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 02/03/2013

UDREN LAW OFFICES, P.C.

Paige M. Bellino
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

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

Re: **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**
vs.
Carol L. Knorr

Columbia County C.C.P. No. 2012-CV-1377

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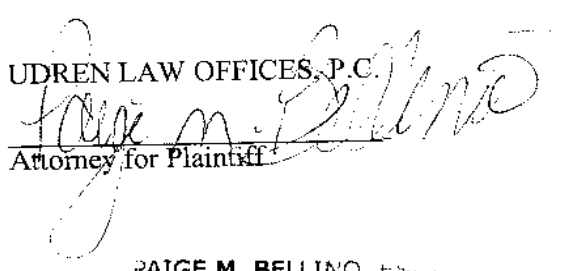
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UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQ.
PA ID 309091

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

43575

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
43575

One Thousand Five Hundred and 00/100*****

DATE
February 05, 2013

AMOUNT
*****1,500.00

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

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

Handwritten signature

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

⑈043575⑈ ⑈236075689⑈ 9500077188⑈



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