

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
RANDY L KNAPP (et al.)

Case Number
2017CV270

PROPERTY ADDRESS
82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/28/2017	Advance Fee	Advance Fee	43988	\$0.00	\$1,350.00
08/28/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/28/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/28/2017	Crying Sale			\$10.00	\$0.00
08/28/2017	Docketing			\$15.00	\$0.00
08/28/2017	Levy			\$15.00	\$0.00
08/28/2017	Mailing Costs			\$60.00	\$0.00
08/28/2017	Posting Handbill			\$15.00	\$0.00
08/28/2017	Press Enterprise Inc.			\$1,834.98	\$0.00
08/28/2017	Sheriff Automation Fund			\$50.00	\$0.00
08/28/2017	Web Posting			\$100.00	\$0.00
10/30/2017	Service			\$195.00	\$0.00
10/30/2017	Service Mileage			\$16.00	\$0.00
10/30/2017	Copies			\$6.50	\$0.00
10/30/2017	Notary Fee			\$15.00	\$0.00
10/30/2017	Tax Claim Search			\$5.00	\$0.00
10/30/2017	Surcharge			\$140.00	\$0.00
11/01/2017	Continued or Cancelled Sale	Postponed to: 1/31/2018		\$10.00	\$0.00
01/17/2018	Continued or Cancelled Sale	Postponed to: 2/28/2018		\$10.00	\$0.00

\$2,529.98 \$1,350.00

TOTAL BALANCE: \$(1,179.98)

TX Result Report

P 1
03/01/2018 09:46
Serial No. A6VF011029028
TC:00013235

Addressee	Start Time	Time	Prints	Result	Note
912158868791	03-01 09:45	00:00:44	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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

fax

TO: LaDira Jefferson FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: March 1, 2018
RE: Knapp-stayed execution CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

See attached balance due \$1179.98

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

fax

TO: LaDira Jefferson FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: March 1, 2018

RE: Knapp-stayed execution CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

See attached balance due \$1179.98

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne^
Sarah K. McCaffery^
* Also Admitted in MD

^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

Fax Cover Sheet

TO: Sheriff of Columbia County

ATTENTION: Sheriff

FROM: Ladira Jefferson

DATE: 2/21/2018

FAX NUMBER: 215-886-8791

NUMBER OF PAGES: _____

RE: Please advise if I need to send the original
in the mail and/or to the prothonotary
for filing

Thank You.

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
RANDY L KNAPP
RHONDA F KNAPP

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, February 28, 2018

Writ of Execution No. : 2017CV270

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$60.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,834.98
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$195.00
Service Mileage		\$16.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$140.00
Continued or Cancelled Sale	Postponed to: 1/31/2018	\$10.00
Continued or Cancelled Sale	Postponed to: 2/28/2018	\$10.00
Total Sheriff Costs		\$2,724.98

Distribution Costs

Recording Fees	\$69.00
Total Distribution Costs	\$69.00

Grand Total: **\$2,793.98**

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

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

FILED
PROTHONOTARY
2018 FEB 22 A 11:03
CLERK OF COURTS
COUNTY OF COLUMBIA
FILED
PROTHONOTARY
2018 FEB 22 A 11:03
CLERK OF COURTS
COUNTY OF COLUMBIA

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER Pa.R.C.P. 3129.3

The Sheriff's Sale initially scheduled for 2/28/2018, in the above captioned matter has been continued until 4/4/2018.

CERTIFICATE OF FILING

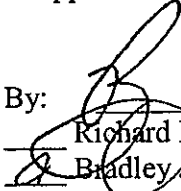
On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Randy L. Knapp a/k/a Randy Leigh Knapp and Rhonda Knapp a/k/a Rhonda F. Knapp 82 Valley View LK Millville PA 17846

By:


Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne. (PA I.D. # 312169)
Sarah K. McCaffery (PA I.D. # 311728)
Attorneys for Plaintiff

Date: 2/19/18

CMS-448

IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp and
Randy L. Knapp a/k/a Randy Leigh Knapp

DEFENDANT(S).

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

ORDER

AND NOW, this _____ day of _____, 201____, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED** and the Sheriff's Sale of the property located at RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846 is postponed to April 4, 2018;

It is further **ORDERED** and **DECREED** that the Columbia County Sheriff shall announce said postponement at the February 28, 2018 sheriff's sale. No further advertisement shall be required; and

It is further **ORDERED** and **DECREED** that the Plaintiff/Movant shall serve a copy of this Order upon the Columbia County Sheriff's Office and the Defendant(s).

BY THE COURT:

J.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Sarah K. McCaffery, Esquire

Bradley J. Osborne, Esquire

ID. Nos. 04267 / 311728 / 312169

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

PLAINTIFF'S MOTION TO POSTPONE SHERIFF'S SALE

1. Plaintiff is the mortgagee of the premises located at RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846.
2. Plaintiff's action in mortgage foreclosure resulted in a default judgment entered by the Prothonotary against Defendant(s).
3. Plaintiff filed its Writ of Execution and received a sheriff sale date of November 1, 2017.
4. The November 1, 2017 sale date was ultimately postponed twice to February 28, 2018 because the Defendants filed for Chapter 13 bankruptcy protection on October 18, 2017.
5. To date, Defendants' bankruptcy remains active and the automatic stay is still in effect.
6. Accordingly, Plaintiff files the instant request via Motion to postpone the sale on February 28, 2018 to April 4, 2018.

7. Plaintiff is unable to *sua sponte* have the sale date postponed, as Plaintiff has already used two continuances which Plaintiff as of right may use to postpone a sale.

8. There is no prejudice to Defendant(s) if this Court grants Plaintiff's Motion, as it would extend the time of opportunity for Defendant(s) to seek to resolve this matter prior to the sale.

9. There would be no benefit to either party if the Court were to deny Plaintiff's Motion, and Plaintiff were forced to relist the property for another Sheriff's Sale, the result of which would be additional fees and costs, which would be passed on to the Defendant(s).

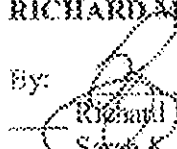
10. Plaintiff avers that this Honorable Court has entered no prior Order in this matter postponing the sale.

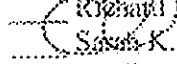
WHEREFORE, Plaintiff, by its attorneys, moves this Honorable Court for an Order to postpone the Sheriff's Sale to April 4, 2018.

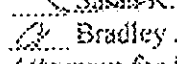
Respectfully submitted,

RICHARD M. SQUIRE & ASSOCIATES, LLC

By:

 Richard M. Squire, Esq. (PA I.D. # 04267)

 Sarah K. McCaffery, Esq. (PA I.D. #311728)

 Bradley J. Osborne, Esq. (PA I.D. # 312169)

Attorneys for Plaintiff

Date: 2/20/18

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Sarah E. McCaffery, Esquire

Bradley J. Osborne, Esquire

ID. Nos. 04267 / 311728 / 312169

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-276

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION

I hereby state that I am one of the attorneys for the Plaintiff, a corporation, unless designated otherwise; that I am authorized to make this Verification; that the statements made in the foregoing Motion to Postpone Sale are true and correct to the best of my knowledge, information and belief. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. 4904, relating to unsworn falsification to authorities.

RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

Richard M. Squire, Esq. (PA I.D. # 04267)

Sarah E. McCaffery, Esq. (PA I.D. #311728)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Attorneys for Plaintiff

Date: 2/20/18

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Sarah K. McCaffery, Esquire

Bradley J. Osborne, Esquire

ID. Nos. 04267 / 311728 / 312169

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Bradley J. Osborne, Esquire, attorney for the within Plaintiff, hereby certify that a true and correct copy of Plaintiff's Motion to Postpone Sheriff's Sale, Memorandum of Law, Proposed Order, were mailed to the Defendant(s) via regular mail-postage prepaid to:

Randy L. Knapp a/k/a Randy Leigh Knapp, 82 Valley View, Lake Millville, PA 17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp, 82 Valley View, Lake Millville, PA 17846

RICHARD M. SQUIRE & ASSOCIATES, LLC

By:

Richard M. Squire, Esq. (PA I.D. # 04267)

Sarah K. McCaffery, Esq. (PA I.D. # 711328)

Bradley J. Osborne, Esq. (PA I.D. # 312169)

Attorneys for Plaintiff

Date: 2/20/18

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Sarah K. McCaffery, Esquire

Bradley J. Osborne, Esquire

ID. Nos. 04267 / 311728 / 312169

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

**MEMORANDUM OF LAW IN SUPPORT OF
PLAINTIFF'S MOTION TO POSTPONE SHERIFF'S SALE**

The matter before this Honorable Court is Plaintiff's Motion to Postpone Sheriff Sale.

Statement of Question Involved:

Should Plaintiff's Motion to postpone Sale be granted because the Defendant are in active bankruptcy and no prejudice would result from the postponement?

Suggested Answer: Yes.

Facts:

Plaintiff is the mortgagee of the premises located at RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846. Plaintiff's action in mortgage foreclosure resulted in a default judgment entered by the Prothonotary against Defendant(s). Plaintiff filed its Writ of Execution and received a sheriff sale date of November 1, 2017. The 2017 sale date was postponed to February 28, 2018 because Defendants filed bankruptcy. To date, Defendants' bankruptcy remains

active. Accordingly, Plaintiff files the instant request via Motion to postpone the sale on February 28, 2018 to April 4, 2018.

Argument:

Pa.R.C.P. 3129.3 provides for the postponement of a sale as of right, or by special order of court.

Plaintiff requests that the Sheriff's sale scheduled for February 28, 2018 be postponed to April 4, 2018. Plaintiff is unable to otherwise have the sale date postponed *sum sponte*, as Plaintiff has already utilized two continuances which Plaintiff as of right may exercise to postpone a sale. There is no prejudice to Defendant(s) if this Court grants Plaintiff's Motion, as it would extend the time of opportunity for Defendant(s) to seek to resolve this matter prior to any sale of the real property. There would no benefit to either party if this Honorable Court were to deny Plaintiff's Motion, and Plaintiff were forced to relist the real property for another Sheriff's Sale, the result of which would be additional fees and costs, which would be passed on to the Defendant(s).

Relief:

WHEREFORE, Plaintiff, by its attorneys, moves this Honorable Court for an Order to postpone the Sheriff's Sale to April 4, 2018.

Respectfully submitted,

RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

Richard M. Squire, Esq. (PA I.D. # 04267)

Sarah K. McCaffery, Esq. (PA I.D. #711328)

Bradley J. Osborne, Esq. (PA I.D. # 312169)

Attorneys for Plaintiff

Date: 2/20/18

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

BANK OF AMERICA NA VS RANDY & RHONDA KNAPP

NO. 111-2017 ED NO. 270-2017 JD

DATE/TIME OF SALE: *February 28, 2018* @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY

2018 JAN 29 A 9:03

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp
and Randy L. Knapp a/k/a Randy Leigh
Knapp

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER Pa.R.C.P. 3129.3

The Sheriff's Sale initially scheduled for 1/31/2018, in the above captioned matter has been continued until 2/28/2018.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Randy L. Knapp a/k/a Randy Leigh Knapp and Rhonda F. Knapp RR#2 Box 244A Lake
Millville, PA 17846

By:

Richard M. Squire, Esq. (PA I.D.# 04267)

Bradley J. Osborne. (PA I.D. # 312169)

Sarah K. McCaffery (PA I.D. # 311728)

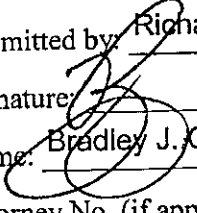
Attorneys for Plaintiff

Date: 1/22/18

CMS-448

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Richard Squire & Assoc.
Signature: 
Name: Bradley J. Osborne, Esquire
Attorney No. (if applicable): 312169

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire ^
Bradley J. Osborne^
Sarah McCaffery^
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

February 16, 2018

To: Sheriff of Columbia County
Fax: 5703895625

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp and
Randy L. Knapp a/k/a Randy Leigh Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

Premises: RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846
Sheriff Sale Scheduled for 2/28/2018.

Please be advised that this office represents Bank of America, N.A. (the Plaintiff) in connection with the above referenced mortgage foreclosure proceeding.

Kindly **POSTPONE** the Sheriff's sale scheduled 2/28/2018 to 4/4/2018.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790 if you have any questions or concerns regarding the enclosed.

Very truly yours,

CMS-448

/Paralegal
Richard M. Squire & Associates, LLC

Enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne^
Sarah McCaffery^
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office

One Jenkintown Station

115 West Avenue, Suite 104

Jenkintown, PA 19046

Tel.: (215) 886-8790 Fax: (215) 886-8791

www.squirelaw.com

January 17, 2018

To: Sheriff of Columbia County

Fax: 5703895625

Bank of America, N.A.

PLAINTIFF

v.

Rhonda Knapp a/k/a Rhonda F. Knapp and
Randy L. Knapp a/k/a Randy Leigh Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

CIVIL ACTION

MORTGAGE FORECLOSURE

Premises: RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846
Sheriff Sale Scheduled for 1/31/2018.

Please be advised that this office represents Bank of America, N.A. (the Plaintiff) in connection with the above referenced mortgage foreclosure proceeding.

Kindly POSTPONE the Sheriff's sale scheduled 1/31/2018 to 2/28/2018.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790 if you have any questions or concerns regarding the enclosed.

Very truly yours,

/Paralegal
Richard M. Squire & Associates, LLC

Enclosures
CMS-448

Law Offices of Paul McElrath

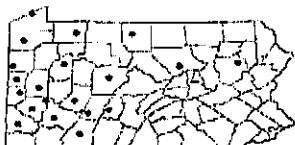
ME

McElrath Legal Holdings, LLC
 Professional Office Building
 432 Boulevard of the Allies
 Pittsburgh, PA 15219
 T: 412.765.3606
 F: 412.765.1917
 W: debt-be-gone.com



**Pennsylvania
Locations:**

Beaver
 Belle Vernon
 Butler
 Clarion
 Clearfield
 Coudersport
 Duncansville
 Erie
 Greensburg
 Indiana
 Johnstown
 Meadville
 New Castle
 Sharon
 Somerset
 Tarentum
 Warren
 Washington
 White Oak
 Williamsport
 Wilkes-Barre



FACSIMILE TRANSMISSION

DELIVER TO: Real Estate Division

COMPANY: Columbia County Sheriff

FAX NO.: 570-389-5625

DATE: October 18, 2017

SENDER: Law Offices of Paul McElrath/Zeke Porter

NO. OF PAGES: 2 (Including Cover)

RE: Randy & Rhonda Knapp

MESSAGE:

Attached please find the notice of Bankruptcy filing for the above referenced Debtors.

Property Address: 82 Valley View Lake Millville, PA 17846

Please Cancel the Sheriff Sale scheduled for November 1, 2017.

CONFIDENTIALITY NOTICE

The document(s) accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone to arrange return of the original document(s).

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/18/2017 at 07:11 AM and filed on 10/18/2017.

**Randy Knapp**

82 Valley View Lake
Millville, PA 17846
SSN / ITIN: xxx-xx-1053

Rhonda Knapp

82 Valley View Lake
Millville, PA 17846
SSN / ITIN: xxx-xx-6933

The case was filed by the debtor's attorney:

Paul W McElrath, Jr.

McElrath Legal Holdings, LLC
1641 Saw Mill Run Boulevard
Pittsburgh, PA 15210
412 765-3606

The case was assigned case number 5:17-bk-04337.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

BKPT

17-270

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>465.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1834.98</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2084.98</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>69.00</u>	
TOTAL *****		\$ <u>79.00</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2773.98

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9/27/17

Time: 1123

Deputy: 1

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FARR, DENNETTE

2017CV270

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
RANDY L KNAPP (et al.)

Case Number
2017CV270

SHERIFF'S RETURN OF SERVICE

09/19/2017 09:40 AM - DEPUTY SCOTT MAYERNICK, 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 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

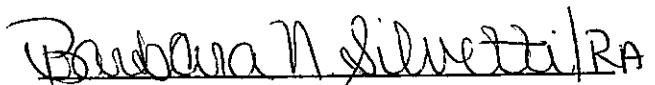

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017


Barbara N. Silvestri/RA

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

(c) County of Columbia Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
RANDY L KNAPP (et al.)

Case Number
2017CV270

SHERIFF'S RETURN OF SERVICE

09/19/2017 09:40 AM - DEPUTY SCOTT MAYERNICK, 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 THE DEFENDANT, TO WIT: RHONDA F KNAPP AT 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountyState Sheriff, TeleSoft, Inc.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 11, 18, 25, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
()

Sworn and subscribed to before me this 26th day of October 2017.....

.....
Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
RANDY L KNAPP (et al.)

Case Number
2017CV270

SHERIFF'S RETURN OF SERVICE

09/19/2017 09:40 AM - DEPUTY SCOTT MAYERNICK, 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 RHONDA KNAPP, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RANDY L KNAPP AT 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

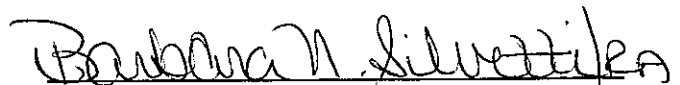

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

Col County Suite Sheriff's Office

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/01/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 82 VALLEY VIEW LAKE
MILLVILLE, PA 17846

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-19-17

Time: 09:40

Deputy: 3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2017CV270

82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 82 VALLEY VIEW LAKE
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Rhonda Knapp

Relation:

Homeowner

Date:

9-19-17

Time:

09:40

Deputy:

3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2017CV270

82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	111
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	RHONDA F KNAPP
Primary Address:	82 VALLEY VIEW LAKE MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	9-19-17
Time:	09:40
Deputy:	3
Mileage:	

Attorney / Originator:

Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:	
--------------	---------------------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KNAPP, RHONDA F

2017CV270

82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RANDY L KNAPP

Primary Address: 82 VALLEY VIEW LAKE
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Rhonda Knapp

Relation:

Wife

Date:

9-19-17

Time:

09:40

Deputy:

3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

KNAPP, RANDY L

2017CV270

82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000111840

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

111

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2017

Fee: \$5.00

Cert. NO: 28371

KNAPP RANDY LEIGH & RHONDA F
82 VALLEY VIEW LAKE
MILLVILLE PA 17846

District: GREENWOOD TWP
Deed: 0588 -0425
Location: 82 VALLEY VIEW LAKE
Parcel Id:17 -03 -006-19,000

Assessment: 45,171

Balances as of 09/11/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomensburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SAKTOR

Relation: CLEER

Date: 8/29/17

Time: 0837

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV270 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM
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 · Other

Adult In Charge:

ELIZABETH VOLANTELIGHT

Relation:

CLERK

Date:

8/29/17

Time:

0824

Deputy:

H

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2017CV270

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KNAPP, RANDY L (et al.)

Case Number
2017CV270

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CHIP ADAMS SEWER

Primary Address: 119 HEDGE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

CHIP ADAMS

Relation:

SELF

Date:

8/29/17

Time:

1030

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CHIP ADAMS SEWER

2017CV270

119 HEDGE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/29/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1114707
Description: Knapp Sheriff Sale
Run Dates: 10/11/17 to 10/25/17
Class: 2
Agate Lines: 336
Blind Box:

Total Ad Cost \$1,834.98
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/11/17	10/25/17	3	\$1,834.98

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV0270
Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will auction 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, NOVEMBER 01, 2017

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 set forth (10) days after said filing, unless objections are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN pieces, parcels and tracts of land situated in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:
BEGINNING at an iron pin corner along the Eastern line of a 10 foot wide private road way leading to a 33 foot wide private road leading to Township Route 503, said point being at the Northwest corner of lands Raymond J. Harvey, thence along the Eastern line of the aforesaid 10 foot wide private road way, North 38 degrees, 00 minutes East, 257.6 feet to an iron pin in line of other land of Ernest Albertson and Pauline Albertson, thence thence along lands of Albertson, South 84 degrees, 40 minutes East, 115 feet to an iron pin corner, thence continuing along lands of Albertson, North 50 degrees, 00 minutes East, 200 feet to an iron pin, thence continuing along lands of Albertson, South 84 degrees, 40 minutes East, 234.1 feet to an iron pin corner in line of lands of Walter Phillips, thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, 445 feet to an iron pin corner at the Northwest corner of lands of Raymond J. Harvey, North 84 degrees, 40 minutes West, 234.50 feet to an iron pin corner and being the point of place of BEGINNING. Containing 3.00 acres of land.

TRACT NO. 2:
BEGINNING at an iron pin corner situated at the Northwest corner of lands of Ernest Albertson, Woodrow Knapp and others, formerly Mills Area East Road, said point being along the Eastern line of a 33 foot wide private road at its intersection with the South western line of a 16 foot private roadway through the lands of Ernest and Pauline Albertson, thence along the Eastern line of the aforesaid 16 foot private roadway, North 01 degrees, 10 minutes East, 130.30 feet to an iron pin, thence by the same, North 15 degrees East, 70.30 feet to an iron pin corner at the Southwestern corner of lands now or formerly of David L. Long, et al, thence along the lands of said Long, South 84 degrees, 40 minutes East, 504.50 feet to an iron pin corner in line of lands of Walter Phillips, thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, to an iron pin in line of other lands of Raymond J. Harvey, thence along the lands of Harvey and along lands of Ernest Albertson, Woodrow Knapp and others, formerly Mills Area East Road, North 84 degrees, 40 minutes West, 476 feet to an iron pin corner at the Eastern line of the aforesaid 33 foot wide private road and being the point and place of BEGINNING. Containing 1.53 acres of land.

TRACT NO. 3:
PARCEL NO. 1:
BEGINNING at an iron pin square at the intersection of the Northern right-of-way line of Township Public Route 683 with the Western right-of-way line of Township Public Route No. 448, thence along the Northern right-of-way line of Township Public Route 683, South 64 degrees, 15 minutes West, 53.5 feet to an iron pin corner situated at the South east corner of other lands of Raymond J. Harvey, thence along the lands of Harvey, North 10 degrees, 15 minutes East, 144.20 feet to an iron pin, thence continuing by the same, North 50 degrees, 30 minutes East, 234.1 feet to an iron pin corner in line of other lands of Walter S. Phillips and Willard O. Phillips, his wife, thence along the lands of Phillips, South 04 degrees, 40 minutes East, 155 feet to an iron pin square along the Western right-of-way line of Township Route 448, thence along the Western line of Township Route 448, South 24 degrees, 45 minutes West, 357.90 feet to an iron pin corner along the Northern right-of-way line of Township Route 683, and being the point and place of beginning. CONTAINING 0.63 acres of land.

ALSO BEING at a point in the center of Township Route 448 and in line of other lands now or formerly of William R. Hadenwood, thence along land now or formerly of said Hadenwood and lands of Harvey, North 00 degrees, 42 minutes West, 406.20 feet to a found iron pipe, thence along land of said grantors, North 31 degrees, 59 minutes East, 433.10 feet to an iron pin, thence along lands of said grantors and land now or formerly of Robert Mills, South 50 degrees, 55 minutes East, 331.40 feet to a point located in the center of Township Route 448, thence through the center of Township Route 448, South 32 degrees, 23 minutes West, 228.40 feet to the place of BEGINNING. CONTAINING 2.68 acres according to survey prepared by Construction Engineering, Inc., dated October 21, 1980.

Together with and subject to the use of an additional 34 foot right of way adjacent to the 16 foot right of way as described in Columbia County Deed Book 281, Page 652.
BEING THE SAME PREMISES, which William R. Hadenwood, by Deed dated May 15, 1997 and recorded May 21, 1997 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 655, Page 622, granted and conveyed unto Randy Leigh Knapp and Rhonda R. Knapp, husband and wife, Grantees herein.
Parcel No. 17 03 00910000, PIR: 17 03 00619

PROPERTY ADDRESS: 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 170300619000

Seized and taken into execution to be sold as the property of RANDY L. KNAPP, RHONDA F. KNAPP in suit of BANK OF AMERICA, N.A.

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 representative of the plaintiff.

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV270

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, NOVEMBER 01, 2017
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 pieces, parcels and tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin corner along the Easterly line of a 16 foot wide private roadway leading to a 33 foot wide private road leading to Township Route 583, said point being at the Northwest corner of lands Raymond J. Harvey; thence along the Easterly line of the aforesaid 16 foot wide private roadway, North 36 degrees, 00 minutes East, 267.6 feet to an iron pin in line of other land of Earnest Albertson and Pauline Albertson, his wife; thence along lands of Albertson, South 84 degrees, 40 minutes East, 115 feet to an iron pin corner; thence continuing along lands of Albertson, North 36 degrees, 00 minutes East, 200 feet to an iron pin; thence continuing along lands of Albertson, South 84 degrees, 40 minutes East, 234.1 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, 445 feet to an iron pin corner at the Northeast corner of lands of Raymond J. Harvey, North 84 degrees, 40 minutes West, 394.50 feet to an iron pin corner and being the point and place of BEGINNING. Containing 3.00 acres of land.

TRACT NO. 2:

BEGINNING at an iron pin corner situate at the Northwest corner of lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, said point being along the Easterly line of a 33 foot wide private road at its intersection with the Southeasterly line of a 16 foot private roadway through the lands of Ernest and Pauline Albertson; thence along the Easterly line of the aforesaid 16 foot private roadway, North 61 degrees, 12 minutes East, 130.30 feet to an iron pin; thence by the same, North 36 degrees East, 70.30 feet to an iron pin corner at the Southwesterly corner of lands now or formerly of David L. Long, et ux; thence along the lands of said Long, South 84 degrees, 40 minutes East, 394.50 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, to an iron pin in line of other lands of Raymond J. Harvey; thence along the lands of Harvey and along lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, North 84 degrees, 40 minutes West, 476 feet to an iron pin corner at the Easterly line of the aforesaid 33 foot wide private road and being the point and place of BEGINNING. Containing 1.33 acres of land.

TRACT NO. 3:

PARCEL NO. 1:

BEGINNING at an iron pin situate at the intersection of the Northerly right-of-way line of Township Public Route 583 with the Westerly right-of-way line of Township Public Route No. 448; thence along the Northerly right-of-way line of Township Public Route 583, South 88 degrees, 15 minutes West, 53.5 feet to an iron pin corner situate at the Southeast corner of other lands of Raymond J. Harvey; thence along the lands of Harvey, North 16 degrees, 15 minutes East, 114.20 feet to an iron pin; thence continuing by the same, North 00 degrees, 30 minutes East, 228 feet to an iron pin corner in line of other lands of Walter S. Phillips and Willard O. Phillips, his wife; thence along the lands of Phillips, South 84 degrees, 40 minutes East, 168 feet to an iron pin situate along the Westerly right-of-way line of Township Route 448; thence along the Westerly line of Township Route 448, South 24 degrees, 45 minutes West, 357.80 feet to an iron pin corner along the Northerly right-of-way line of Township Route 583 and being the point and place of beginning. CONTAINING 0.83 acres of land.

ALSO BEING at a point in the center of Township Route 448 and in line of other lands now or formerly of William R. Hazlewood; thence along land now or formerly of said Hazlewood and lands of Harvey, North 80 degrees, 43 minutes West, 408.20 feet to a found iron pipe; thence along land of said grantees, North 31 degrees, 59 minutes East, 433.10 feet to an iron pin; thence along lands of said grantors and land now or formerly of Robert Mills, South 50 degrees, 55 minutes East, 381.40 feet to a point located in the center of Township Route 448; thence through the center of Township Route 448, South 32 degrees, 29 minutes west, 228.40 feet to the place of BEGINNING. CONTAINING 2.68 acres according to survey prepared by Construction Engineering, Inc., dated October 21, 1980.

Together with and subject to the use if an additional 34 foot right of way adjacent to the 16 foot right of way as described in Columbia County Deed Book 281, Page 852.

BEING THE SAME PREMISES which William R. Hazlewood, by Deed dated May 16, 1997 and recorded May 21, 1997 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 655, Page 822, granted and conveyed unto Randy Leigh Knapp and Rhonda R. Knapp, husband and wife, Grantees herein.

Parcel No. 17 03 00619000; PIN: 17 03 00619

PROPERTY ADDRESS: 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 170300619000

Seized and taken into execution to be sold as the property of RANDY L KNAPP, RHONDA F KNAPP in suit of BANK OF AMERICA N.A..

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.

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270 2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

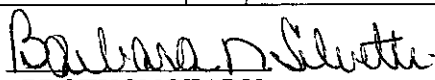
WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):
RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846
(See attached legal description)

Amount Due	\$	102,335.81
Interest From 08/22/2017 to Date of Sale @ \$11.61 per diem	\$	
Total	\$	
* plus fees and costs		


PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal of Court 10/25/2017 10:00 AM

BY:

Deputy Prothonotary

Date 08-25-17

Docket No. 2017-CV-270

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Bank of America, N.A.,
Plaintiff

v.

Randy L. Knapp a/k/a Randy Leigh Knapp and Rhonda Knapp a/k/a Rhonda F. Knapp,
Defendant(s)

Premises: RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

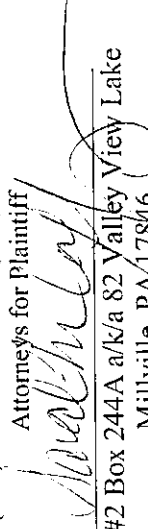
WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue

Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff



RR#2 Box 244A a/k/a 82 Valley View Lake
Millville, PA 17846

Knapp
Greenwood Twp.

17 0300619000

REAL ESTATE OUTLINE

ED # 2017 ED 111

DATE RECEIVED 8/28/2017
DOCKET AND INDEX 2017 C.V. 270

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>43988</u>

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

SALE DATE Nov. 1st TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-270

2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: August 21, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
bosborne@squirelaw.com
smccaffery@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270 2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846, Parcel No. 17 03 00619000; PIN: 17 03 00619.

1. Name and last known address of Owner(s) or Reputed Owner(s):

Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

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

Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

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

Bank of America, N.A.
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Chip Adams Sewer & Drain Cleaning
119 Hedge Road, P.O. Box 540
Bloomsburg, PA 17815

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

Bank of America, N.A.
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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

Pennsylvania Power & Light Company
827 Hausman Road
Allentown, PA 18104-9392

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:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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:

Tenant/Occupant
RR#2 Box 244A a/k/a 82 Valley View Lake
Millville, PA 17846

VERIFICATION

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

Date: August 21, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D. # 04267)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270

2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Date: August 21, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D. #04267)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces, parcels and tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin corner along the Easterly line of a 16 foot wide private roadway leading to a 33 foot wide private road leading to Township Route 583, said point being at the Northwest corner of lands Raymond J. Harvey; thence along the Easterly line of the aforesaid 16 foot wide private roadway, North 36 degrees, 00 minutes East, 267.6 feet to an iron pin in line of other land of Earnest Albertson and Pauline Albertson, his wife; thence along lands of Albertson, South 84 degrees, 40 minutes East, 115 feet to an iron pin corner; thence continuing along lands of Albertson, North 36 degrees, 00 minutes East, 200 feet to an iron pin; thence continuing along lands of Albertson, South 84 degrees, 40 minutes East, 234.1 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, 445 feet to an iron pin corner at the Northeast corner of lands of Raymond J. Harvey, North 84 degrees, 40 minutes West, 394.50 feet to an iron pin corner and being the point an place of BEGINNING. Containing 3.00 acres of land.

TRACT NO. 2:

BEGINNING at an iron pin corner situate at the Northwest corner of lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, said point being along the Easterly line of a 33 foot wide private road at its intersection with the Southeasterly line of a 16 foot private roadway through the lands of Ernest and Pauline Albertson; thence along the Easterly line of the aforesaid 16 foot private roadway, North 61 degrees, 12 minutes East, 130.30 feet to an iron pin; thence by the same, North 36 degrees East, 70.30 feet to an iron pin corner at the Southwesterly corner of lands now or formerly of David L. Long, et ux; thence along the lands of said Long, South 84 degrees, 40 minutes East, 394.50 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, to an iron pin in line of other lands of Raymond J. Harvey; thence along the lands of Harvey and along lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, North 84 degrees, 40 minutes West, 476 feet to an iron pin corner at the Easterly line of the aforesaid 33 foot wide private road and being the point and place of BEGINNING. Containing 1.33 acres of land.

TRACT NO. 3:

PARCEL NO. 1:

BEGINNING at an iron pin situate at the intersection of the Northerly right-of-way line of Township Public Route 583 with the Westerly right-of-way line of Township Public Route No. 448; thence along the Northerly right-of-way line of Township Public Route 583, South 88 degrees, 15 minutes West, 53.5 feet to an iron pin corner situate at the Southeast corner of other lands of Raymond J. Harvey; thence along the lands of Harvey, North 16 degrees, 15 minutes East, 114.20 feet to an iron pin; thence continuing by the same, North 00 degrees, 30 minutes East, 228 feet to an iron pin corner in line of other lands of Walter S. Phillips and Willard O. Phillips, his wife; thence along the lands of Phillips, South 84 degrees, 40 minutes East, 168 feet to an iron pin situate along the Westerly right-of-way line of Township Route 448; thence along the Westerly line of Township Route 448, South 24 degrees, 45 minutes West, 357.80 feet to an iron pin corner along the Northerly right-of-way line of Township Route 583 and being the point and place of beginning. CONTAINING 0.83 acres of land.

PARCEL NO. 2:

ALSO BEING at a point in the center of Township Route 448 and in line of other lands now or formerly of William R. Hazlewood; thence along land now or formerly of said Hazlewood and lands of Harvey, North 80 degrees, 43 minutes West, 408.20 feet to a found iron pipe; thence along land of said grantees, North 31 degrees, 59 minutes East, 433.10 feet to an iron pin; thence along lands of said grantors and land now or formerly of Robert Mills, South 50 degrees, 55 minutes East, 381.40 feet to a point located in the center of Township Route 448; thence through the center of Township Route 448, South 32 degrees, 29 minutes West, 228.40 feet to the place of BEGINNING. CONTAINING 2.68 acres according to survey prepared by Construction Engineering, Inc., dated October 21, 1980.

Together with and subject to the use if an additional 34 foot right of way adjacent to the 16 foot right of way as described in Columbia County Deed Book 281, Page 852.

BEING THE SAME PREMISES which William R. Hazlewood, by Deed dated May 16, 1997 and recorded May 21, 1997 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 655, Page 822, granted and conveyed unto Randy Leigh Knapp and Rhonda R. Knapp, husband and wife, Grantees herein.

Parcel No. 17 03 00619000; PIN: 17 03 00619

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270

2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof: 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: August 21, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D. #04267)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

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smccaffery@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
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Bank of America, N.A.

PLAINTIFF

v.

Randy L. Knapp a/k/a Randy Leigh Knapp
and Rhonda Knapp a/k/a Rhonda F. Knapp
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2017-CV-270 2017-ED-111

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846, Parcel No. 17 03 00619000; PIN: 17 03 00619.

1. Name and last known address of Owner(s) or Reputed Owner(s):

✓ Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

✓ Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

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

Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

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

✗ Bank of America, N.A.
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

✓ Chip Adams Sewer & Drain Cleaning
119 Hedge Road, P.O. Box 540
Bloomsburg, PA 17815

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

X Bank of America, N.A.
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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

✓ Pennsylvania Power & Light Company
827 Hausman Road
Allentown, PA 18104-9392

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:

✓ PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

✓ Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

○ Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

✓ Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

✓ Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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:

✓ Tenant/Occupant
RR#2 Box 244A a/k/a 82 Valley View Lake
Millville, PA 17846

VERIFICATION

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

Date: August 21, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D. # 04267)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

Document Receipt

Trans #	11329	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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Ship to:

PENNSYLVANIA POWER & LIGHT

827 HAUSMAN ROAD

ALLENTOWN PA 18104

Tracking #: 71901140006000111871

Doc Ref #: 2017ED111

Postage 5.2600

Document Receipt

Trans #	11328	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

CHILD SUPPORT
ENFORCEMENT

HEALTH & WELFARE BLDG R, 432

Tracking #: 71901140006000111864

Doc Ref #: 2017ED111

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000111857

Doc Ref #: 2017ED111

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000111840

Doc Ref #: 2017ED111

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PHILADELPHIA PA 19107-4214

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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Trans #	11326	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:		71901140006000111840	
		Doc Ref #:		2017ED111	
		Postage		5.2600	
PHILADELPHIA PA 19107-4214					

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000111833

Doc Ref #: 2017ED111

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000111833

Doc Ref #: 2017ED111

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11324	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000111826

Doc Ref #: 2017ED111

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11329	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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Ship to:

PENNSYLVANIA POWER & LIGHT

827 HAUSMAN ROAD

Tracking #: 71901140006000111871

Doc Ref #: 2017ED111

Postage 5.2600

ALLENTOWN PA 18104

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne^
Sarah K. McCaffery^
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

August 21, 2017

Columbia Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: Bank of America, N.A. v. Randy L. Knapp a/k/a Randy Leigh Knapp and Rhonda
Knapp a/k/a Rhonda F. Knapp
Columbia County Docket No. 2017-CV-270
Premises: RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.
Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon the
defendants at the following:

Please Serve Personally/Adult in Charge:

Randy L. Knapp a/k/a Randy Leigh Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA
17846

Rhonda F. Knapp a/k/a Rhonda F. Knapp - RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA
17846

PLEASE POST HANDILL TO THE PROPERTY:

RR#2 Box 244A a/k/a 82 Valley View Lake, Millville, PA 17846

Attached please find a check payable to the Sheriff in the amount of \$1,350 for the required Sheriff's sale
deposit.

Thank you in advance for your courtesies.

Very truly yours,

Scott Seilhamer, Paralegal
Richard M. Squire & Associates, LLC

Enclosures

43988

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

BB&T

BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313

43988

****One Thousand Three hundred Fifty dollars and Zero cents****

DATE

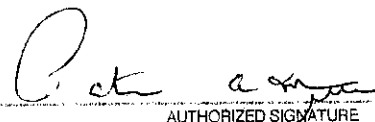
08/24/2017

AMOUNT

\$1,350.00

PAY
TO THE
ORDER
OF

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


AUTHORIZED SIGNATURE

For CMS-448 - Knapp - Sale Deposit

⑈043988⑈ ⑆031309123⑆1390000798122⑈

RICHARD M. SQUIRE & ASSOCIATES, LLC ESCROW ACCOUNT

43988

08/24/2017

Payee: Sheriff of Columbia County

Amount: \$1,350.00

Matter ID

CMS-448F VA

For: CMS-448 - Knapp - Sale Deposit

Matter Name

RR#2 Box 244A a/k/a 82 Valley View Lake

Check # 43988

Request # 66127

Conflict: N By EC01

Amount

\$1,350.00