

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 07/09/18

Account:

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

| | | |
|--------|--------------|----------------------|
| 090518 | Ad ID: | 1142204 |
| | Description: | KNORR SHERIFF SALE |
| | Run Dates: | 08/15/18 to 08/29/18 |
| | Class: | 2 |
| | Agate Lines: | 207 |
| | Blind Box: | |

| | | | | |
|--------------------|--------------|-------------|----------------|-------------|
| Total Ad Cost | | \$1,254.00 | | |
| Amount Paid | | \$0.00 | | |
| <u>Publication</u> | <u>Start</u> | <u>Stop</u> | <u>Inserts</u> | <u>Cost</u> |
| Press Enterprise | 08/15/18 | 08/29/18 | 3 | \$1,254.00 |

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
NO. 2018CV557

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, SEPTEMBER 05, 2018 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 Freas 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover a single house and 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1506. BEING the same premises conveyed to Franklin W. Knorr by Deed of Marvin Lee Hutton and Cindy Lea Hutton, his Wife, dated April 20, 1990, and recorded in the Columbia County Recorder of Deeds Office on April 23, 1990, in Book 449 at Page 227. IMPROVEMENTS: Residential dwelling Tax ID # 04C-01-039-00,000. 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 Instrument Number 200102215.

PROPERTY ADDRESS: 617 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-039-00,000. Seized and taken into execution to be sold as the property of CAROL KNORR in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION. 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:
MARTHA E VON ROSENSTEIL, ESQ.
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

Plaintiff

vs.

CAROL L. KNORR

Defendant(s)

: COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY

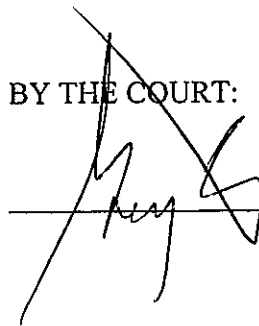
: CASE NO: 2018-CV-557

ORDER GRANTING REASSESSMENT OF DAMAGES

AND NOW, this 7th day of Aug., 2018, upon consideration of Plaintiff's Motion to Reassess Damages in Mortgage Foreclosure and any response thereto, it is hereby:

ORDERED that the Prothonotary is directed to amend the *in rem* judgment filed on June 29, 2018 and the Sheriff is directed to amend the writ to reassess damages in the amount of \$45,137.13, as set forth in the Motion herein, plus interest \$8.85 per diem from July 13, 2018 to the date of sale.

BY THE COURT:



FILED
PROTHONOTARY
2018 AUG - 8 A 9:58
CLERK OF COURTS
COUNTY OF COLUMBIA

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esq.
Heather Riloff, Esq.
Tyler J. Wilk, Esq.

Phone (610) 328-2887
Fax (610) 328-2649

June 22, 2018

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

RE: Federal National Mortgage Association ("Fannie Mae") v. Carol
L. Knorr
Our File# 43870
CCP 2018-CV-557

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.**

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

* Carol L. Knorr *Guardianship over here.*
c/o Family Services Association of Northeastern Pennsylvania
31 West Market Street
Wilkes Barre, PA 18701

AND

Carol L. Knorr
617 Freas Avenue
Berwick, PA 18603

****Please post mortgaged premises with handbill.**

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Cut Mail
Called 7/2/18 @ 1:17pm
Sincerely yours,
Danielle Phillips
Paralegal

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870CAM-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

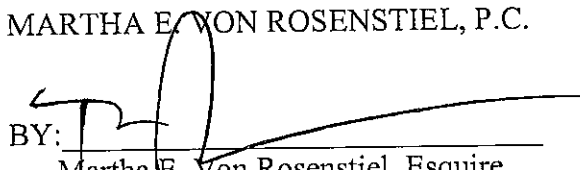
AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.2

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, hereby verifies that on 7-10-18, true and correct copies of the Notice of Sheriff's Sale were served upon recorded lienholders and any known interested parties by regular first class mail, postage prepaid with Certificate of Mailing evidencing said service attached hereto as Exhibit I.

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

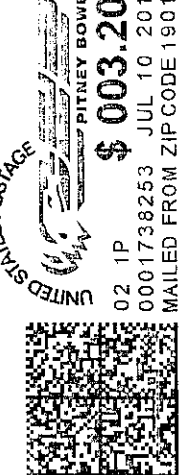
MARTHA E. VON ROSENSTIEL, P.C.

BY:


Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff



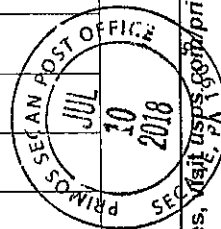
Firm Mailing Book For Accountable Mail



Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

| Name and Address of Sender | USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™) | Postage | (Extra Services) Fee | Handling Charge - if Registered and over \$50,000 in value | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|--|------------------------------|---|---------|----------------------|--|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| Martha E. Von Rosenstiel, P.C. Attorney At Law 649 South Avenue, Unit 7 Secane, PA. 19018 43870 BP | 1 of 2 | Carol L. Knorr c/o Family Services Association of Northeast Pennsylvania 31 West Market Street Wilkes Barre, PA 18701 | .47 | | | | | | | | | | | | |
| | 2. | Carol L. Knorr 617 Freas Avenue Berwick, PA 18603 | .47 | | | | | | | | | | | | |
| | 3. | Bank of America, N.A., sbm to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, 7105 Corporate Drive Plano, TX 75024 | .47 | | | | | | | | | | | | |
| | 4. | Attorney General of the U.S. c/o Assistant Atty. General Tax Division / U.S. Department of Justice P.O. Box #227 Washington, DC 20044 | .47 | | | | | | | | | | | | |
| | 5. | Chief Exploration & Development LLC 5956 Sherry Lane, Suite 1500 Dallas, TX 75225 | .47 | | | | | | | | | | | | |
| | 6. | Columbia County Probation Department Columbia County Courthouse 35 West Main St., P.O. Box 380 Bloomsburg, PA 17815 | .47 | | | | | | | | | | | | |
| | 7. | Columbia County Register of Wills 35 West Main Street Bloomsburg, PA 17815 | .47 | | | | | | | | | | | | |
| | 8. | Columbia County Tax Claim P.O. Box 380 Bloomsburg, PA 17815 | .47 | | | | | | | | | | | | |



Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 8



POSTAL SERVICE®

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Martha E. Von Rosenstiel, P.C.
Attorney At Law
649 South Avenue, Unit 7
Secane, PA. 19018

43870 BP

USPS Tracking/Article Number

1. 2 of 2

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

2.

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

3.

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 286603
Harrisburg, PA 17128-0603

4.

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

5.

PA Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

6.

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

7.

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

8.

Tenants / Occupants
617 Freas Avenue
Berwick, PA 18603

Total Number of Pieces Listed by Sender

8

Total Number of Pieces Received at Post Office

Postmaster, Postage (if receiving employee)

PS Form 3877, April 2015 (Page 1 of 2)

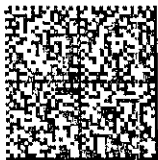
PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy

Affix Stamp Here

(If issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.



02 1P
0001738253 JUL 10 2018
MAILED FROM ZIP CODE 19018

\$ 003.20

PITNEY BOWES

| Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|---------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |
| .47 | | | | | | | | | | | | |

Handling Charge - If Registered and over \$50,000 in value

Adult Signature Required
Adult Signature Restricted Delivery

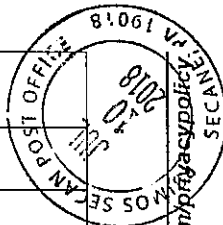
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



43870 VPR Carol NOS BOTH ADD

7015 1520 0001 2579 2061

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BERWICK, PA 18603

| | |
|--|--------|
| Certified Mail Fee | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.50 |
| Total Postage and Fees | \$6.70 |

Sent To **Carol L. Knorr**
Street and Apt. 1 **617 Freas Avenue**
City, State, ZIP+4 **Berwick, PA 18603**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
07/10/2018

7015 1520 0001 2579 2054

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

WILKES BARRE, PA 18701

| | |
|--|--------|
| Certified Mail Fee | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.50 |
| Total Postage and Fees | \$6.70 |

Sent To **Carol L. Knorr**
Street and Apt. **c/o Family Services Association of**
City, State, ZIP **Northeastern Pennsylvania**
31 West Market Street
Wilkes Barre, PA 18701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
07/10/2018

SCANNED

JUL 10 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,
v.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

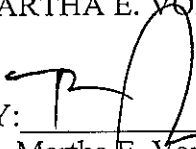
NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 22, 2018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
KNORR, CAROL

Case Number
2018CV557

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 75

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY REGISTER & RECORD

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: TRACEE ALBERTSON

Relation: CLERK

Date: 7/10/18 Time: 1556

Deputy: 4 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY REGI:

2018CV557

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
KNORR, CAROL

Case Number
2018CV557

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 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 WILTELIGHT

Relation: CLERK

Date: 7/10/18

Time: 1535

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV557

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
KNORR, CAROL

Case Number
2018CV557

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
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 · Other

Adult In Charge: MICHELLE SANTOR

Relation: CLERK

Date: 7/10/18

Time: 1543

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV557 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV557

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, SEPTEMBER 05, 2018
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 Freas 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover a single house and 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1506.

BEING the same premises conveyed to Franklin W. Knorr by Deed of Marvin Lee Hutton and Cindy Lea Hutton, his Wife, dated April 20, 1990, and recorded in the Columbia County Recorder of Deeds Office on April 23, 1990, in Book 449 at Page 227.

IMPROVEMENTS: Residential dwelling

Tax ID # 04C-01-039-00,000

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 Instrument Number 200102215.

PROPERTY ADDRESS: 617 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-039-00,000

Seized and taken into execution to be sold as the property of CAROL KNORR in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Commonwealth of Pennsylvania
COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")

COURT OF COMMON PLEAS

v.

DOCKET NO. 2018-CV-557

CAROL L. KNORR

Praecipe for Writ of Execution

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

AMOUNT DUE
INTEREST from 6/23/2018 to _____ (sale date)
At 6 %
TOTAL*
*Plus costs to be endorsed

\$ 40,948.33

\$

\$

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

PREM: 617 Freas Avenue, Berwick, PA 18603

FILED
 PROTHONOTARY
 2018 JUN 29 P 1:33
 COUNTY OF COLUMBIA

COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
NO. 2018-CV-557

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")

v.

CAROL L. KNORR

Praecipe for Writ of Execution
(Mortgage Foreclosure)

| | |
|---|--------------|
| AMOUNT DUE | \$ 40,948.33 |
| INTEREST from 6/23/2018 to | |
| <u> </u> (sale date) | |
| At 6 % | \$ |
| TOTAL * | \$ |
| *Plus costs to be endorsed | |

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloft, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

Commonwealth Of Pennsylvania

COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
3900 Wisconsin Avenue, NW
Washington, DC 20016-2892

v

CAROL L. KNORR
31 West Market Street
Wilkes Barre, PA 18701

COURT OF COMMON PLEAS
DOCKET NO. 2018-CV-557

2018 - ED - 75

Writ Of Execution

(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

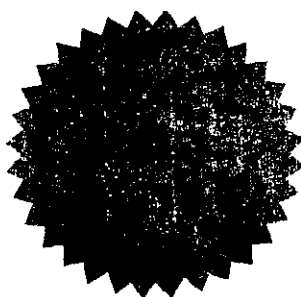
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 617 Freas Avenue, Berwick, PA 18603 (see attached Exhibit I)

| | | |
|----------------------------|--------------------------------|--------------|
| AMOUNT DUE | | \$ 40,948.33 |
| INTEREST FROM | 6/23/2018 to _____ (sale date) | |
| | at <u>6</u> % | \$ |
| TOTAL* | | \$ |
| *Plus costs to be endorsed | | |

Barbara N. Silvetti, Prothonotary

By:

Barbara N. Silvetti/es
Deputy 6-29-2018



Proth & Clerk of Sev. Courts
Mt. Court Bldg. 100 North 3rd St. Berwick, PA 18603

COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
NO. 2018-CV-557

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

v.

CAROL L. KNORR

Writ of Execution
(Mortgage Foreclosure)

COSTS

Amount due \$40,948.33

Interest from
6/23/2018 to

_____ (sale \$

date) at \$6.73

per diem

Attorney

Atty.'s Comm

Copies

Prothy

Sat

Sheriff's Costs

Foreclosure Costs

TOTAL

MARTHA E. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esq / No 52634

Heather Riloff, Esq / No 309906

Tyler J. Wilk, Esq / No 322247

649 South Ave, Ste 7

Secane, PA 19018

(610)328-2887

Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

LEGAL DESCRIPTION

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 Freas 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover a single house and 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1506.

BEING the same premises conveyed to Franklin W. Knorr by Deed of Marvin Lee Hutton and Cindy Lea Hutton, his Wife, dated April 20, 1990, and recorded in the Columbia County Recorder of Deeds Office on April 23, 1990, in Book 449 at Page 227.

IMPROVEMENTS: Residential dwelling

Tax ID # 04C-01-039-00,000

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 Instrument Number 200102215.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,
v.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 22, 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

2018 - ED - 75

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, 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 Avenue, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Carol L. Knorr
c/o Family Services Association of Northeastern Pennsylvania
31 West Market Street
Wilkes Barre, PA 18701

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

Carol L. Knorr
c/o Family Services Association of Northeastern Pennsylvania
31 West Market Street
Wilkes Barre, PA 18701

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

Bank of America, N.A., sbm to BAC Home Loans Servicing, LP., f/k/a Countrywide Home Loans Servicing, LP.
7105 Corporate Drive
Plano, TX 75024

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

NONE

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

NONE

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

NONE

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

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

X

Columbia County Register of Wills
35 West Main Street
Bloomsburg, PA 17815

X

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

X

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division / U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

X

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

X

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

X

PA Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

X

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

X

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

X

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

X

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

X

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

X

Occupant
617 Freas Avenue
Berwick, PA 18603

X

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 22, 2018

REAL ESTATE OUTLINE

ED # 2018 ED 75

DATE RECEIVED 6/29/18
DOCKET AND INDEX 2018 CV 557

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>X</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>X</u> | CK# <u>32812</u> |

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

SALE DATE Sept. 5th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870CWE-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

2018 - ED - 75

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

☐

FHA – Tenant Occupied or Vacant

☐

Commercial

☐

As a result of a Complaint in Assumpsit

☒

That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:

- (a) Service of the Notice on the Defendants
- (b) Expiration of the 30 days since Service of the Notice
- (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
- (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 617 Freas Avenue, Berwick, PA 18603:

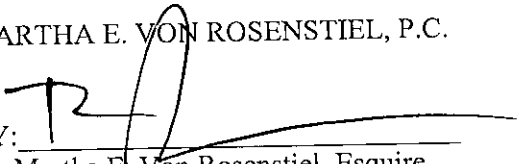
1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Carol L. Knorr
617 Freas Avenue
Berwick, PA 18603:

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY:


Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

LEGAL DESCRIPTION

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 Freas 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover a single house and 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 Freas 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 Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1506.

BEING the same premises conveyed to Franklin W. Knorr by Deed of Marvin Lee Hutton and Cindy Lea Hutton, his Wife, dated April 20, 1990, and recorded in the Columbia County Recorder of Deeds Office on April 23, 1990, in Book 449 at Page 227.

IMPROVEMENTS: Residential dwelling

Tax ID # 04C-01-039-00,000

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 Instrument Number 200102215.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 617 Freas Avenue, Berwick, PA 18603:

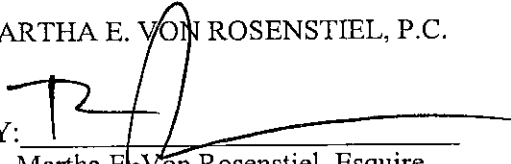
1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Carol L. Knorr
617 Freas Avenue
Berwick, PA 18603:

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY:


Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#43870-DN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

WAIVER OF WATCHMAN AND 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 22, 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2018-CV-557

CAROL L. KNORR
Defendant(s).

NON MILITARY AFFIDAVIT

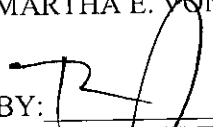
Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
6. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:



Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 22, 2018

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13610 | Carrier / service: | USPS Server | First-Class Mail® | 7/9/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

Family Services Association

31 WEST MARKET STREET

WILKES BARRE PA 18701

Tracking #: 71901140006000133873

Doc Ref #: 2018ED75

Postage 5.4200

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
KNORR, CAROL

Case Number
2018CV557

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Cert Mail

Serve To:

Name: FAMILY SERVICES ASSOCIATION OF NOR

Primary Address: CAROL KNORR
31 WEST MARKET STREET
WILKES BARRE, PA 18701

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

FAMILY SERVICES ASSOC

2018CV557

CAROL KNORR, 31 WEST MARKET STREET, WILKES BA NO EXPIRATION

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



71901140006000133507

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000133576

RADLER 2000 LIMITED PARTNERSHIP
3131 WEST 7TH ST SUITE 400

FORT WORTH TX 76107

75

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13581 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

ENERPLUS RESOURCES USA

US BANK TOWER

950 17TH STREET SUITE 2200

Tracking #: 71901140006000133583

Doc Ref #: 2018ED75

Postage 5.4200

DENVER CO 80202

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13581 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

ENERPLUS RESOURCES USA

US BANK TOWER

950 17TH STREET SUITE 2200

Tracking #: 71901140006000133583

Doc Ref #: 2018ED75

Postage 5.4200

DENVER CO 80202

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13580 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH ST SUITE 400

Tracking #: 71901140006000133576

Doc Ref #: 2018ED75

Postage 5.4200

FORT WORTH TX 76107

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13580 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH ST SUITE 400

Tracking #: 71901140006000133576

Doc Ref #: 2018ED75

Postage 5.4200

FORT WORTH TX 76107

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13579 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

CHIEF EXPLORATION &
DEVELOPMENT LLC

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000133569

Doc Ref #: 2018ED75

Postage 5.4200

DALLAS TX 75225

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13579 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

CHIEF EXPLORATION &
DEVELOPMENT LLC

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000133569

Doc Ref #: 2018ED75

Postage 5.4200

DALLAS TX 75225

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13578 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280603

Tracking # 71901140006000133552

Doc Ref #: 2018ED75

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13578 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280603

Tracking #: 71901140006000133552

Doc Ref #: 2018ED75

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13577 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

PA DEPARTMENT OF WELFARE

P.O. BOX 2675

Tracking #: 71901140006000133545

Doc Ref #: 2018ED75

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|--------------------------|-------|--------------------|-------------|----------------------|----------------------|
| Trans # | 13576 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
| Ship to: | | | | | |
| PA DEPARTMENT OF REVENUE | | TAX DIVISON | | | |
| P.O. BOX 280601 | | Tracking #: | | 71901140006000133538 | |
| | | Doc Ref #: | | 2018ED75 | |
| | | Postage | | 5.4200 | |
| HARRISBURG PA 17128 | | | | | |

Document Receipt

| | | | | | |
|--------------------------|-------|--------------------|-------------|----------------------|----------------------|
| Trans # | 13576 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
| Ship to: | | | | | |
| PA DEPARTMENT OF REVENUE | | TAX DIVISION | | | |
| P.O. BOX 280601 | | Tracking #: | | 71901140006000133538 | |
| | | Doc Ref #: | | 2018ED75 | |
| | | Postage | | 5.4200 | |
| HARRISBURG PA 17128 | | | | | |

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13575 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

ATTORNEY GENERAL OF THE U.S

TAX DIVISON

P.O. BOX 227

Tracking #: 71901140006000133521

Doc Ref #: 2018ED75

Postage 5.4200

WASHINGTON DC 20044

Document Receipt

| | | | | | |
|---------------------------|-------|--------------------------|----------------------|-------------------|----------------------|
| Trans # | 13574 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
| Ship to: | | | | | |
| TECHNICAL SUPPORT GROUP | | INTERNAL REVENUE SERVICE | | | |
| 600 ARCH STREET ROOM 3259 | | Tracking #: | 71901140006000133514 | | |
| | | Doc Ref #: | 2018ED75 | | |
| | | Postage | 5.4200 | | |
| PHILADELPHIA PA 19106 | | | | | |

Document Receipt

| | | | | | |
|------------------------------|-------|-------------------------------------|-------------|-------------------|----------------------|
| Trans # | 13573 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
| Ship to: | | | | | |
| PHILADELPHIA DISTRICT OFFICE | | US SMALL BUSINESS ADMINISTRATION | | | |
| 900 MARKET STREET | | Tracking #: 71901140006000133507 | | | |
| | | Doc Ref #: 2018ED75 | | | |
| | | Postage 5.4200 | | | |
| PHILADELPHIA PA 19107-4214 | | | | | |

Document Receipt

| | | | | | |
|---------------------|-------|------------------------------|-------------|----------------------|----------------------|
| Trans # | 13572 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
| Ship to: | | | | | |
| OFFICE OF F.A.I.R. | | DEPARTMENT OF PUBLIC WELFARE | | | |
| PO BOX 8016 | | Tracking #: | | 71901140006000133491 | |
| | | Doc Ref #: | | 2018ED75 | |
| | | Postage | | 5.4200 | |
| HARRISBURG PA 17105 | | | | | |

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 13571 | Carrier / service: | USPS Server | First-Class Mail® | 7/3/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000133484

Doc Ref #: 2018ED75

Postage 5.4200

HARRISBURG PA 17128

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

MARTHA E. VON ROSENTHAL, P.C.

1000 SOUTH AVENUE UNIT
SECAINE, PA 19618

PNC BANK, N.A. (Member FDIC)
PNC BANK, N.A. (Member FDIC)

32812

06/27/2018

TO THE
ER OF Sheriff Of Columbia County

\$ 1,350.00

ne Thousand Three Hundred Fifty and 00/100 *****

DOLLARS

PROTECTED AGAINST FRAUD

Martha E. Von Rosenthal



43870 DN

032812 0310000531 8622125588

Intuit® CheckLock™ Secure Check

Details on Back