

SHERIFF'S SALE

Distribution Sheet

Federal National Mort. Assoc. vs. Carol Knoff

NO. 557-2018 JD

DATE OF SALE: September 5, 2018

NO. 75-2018 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 5, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to PA Discount Homes LLC for the price or sum of \$16830.00 Dollars. PA Discount Homes LLC being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>16500.00</u>	
Poundage	<u>330.00</u>	
Transfer Taxes	<u>-</u>	
Total Needed to Purchase		\$ <u>16830.00</u>
Amount Paid Down		<u>1683.00</u>
Balance Needed to Purchase		<u>15147.00</u>
EXPENSES:		
Columbia County Sheriff - Costs	\$ <u>595.50</u>	
Poundage	<u>330.00</u>	\$ <u>925.50</u>
Newspaper		<u>1254.00</u>
Printing		<u>-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>72.75</u>
	Realty transfer taxes	<u>876.14</u>
	State stamps	<u>876.14</u>
Tax Collector ()		<u>-</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>190.00</u>
Other: <u>1200</u>		<u>100.00</u>
<u>Sewer</u>		<u>216.00</u>
<u>1100 Search</u>		<u>250.00</u>
	TOTAL EXPENSES:	\$ <u>4875.53</u>
<hr/>		
	Total Needed to Purchase	\$ <u>16830.00</u>
	Less Expenses	<u>4875.53</u>
	Net to First Lien Holder	<u>11954.47</u>
	Plus Deposit	<u>1350.00</u>
	Total to First Lien Holder	\$ <u>13304.47</u>

Sheriff's Office, Bloomsburg, Pa.

10-2-18

So answers

T. G. Clif

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 224723	Invoice Date: 10/03/2018 3:14:34 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: MAIL	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,825.03	201807693	BERWICK BORO
	Grantor - KNORR, CAROL L		10/03/18 3:14:41 PM	
	Grantee - PA DISCOUNT HOMES LLC			
	Consideration -	\$16,830.00		
	Tax Basis -	\$87,614.26		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$876.14		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$438.07		
	BERWICK BORO	\$438.07		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$1,825.03</u>		
	PAYMENTS			
	CHECK: 8315 - SHERIFF	\$72.75		
	CHECK: 8317 - SHERIFF	\$876.14		
	CHECK: 8318 - SHERIFF	\$876.14		
	TOTAL PAYMENTS	<u>\$1,825.03</u>		
	AMOUNT DUE	\$1,825.03		
	PAYMENT ON INVOICE	(\$1,825.03)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
CAROL KNORR

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, September 5, 201
Writ of Execution No. : 2018CV557
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 617 FREAS AVENUE, BERWICK, PA 18603

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.	\$1,254.00
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	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
Total Sheriff Costs	\$2,254.50

Municipal Costs

Sewer	\$216.00
Total Municipal Costs	\$216.00

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

Grand Total: \$2,543.25

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

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



PO Box 289
111 West Front Street
Benedick, PA 18603-0289

-0712
0318

No. 84521

Date: September 05, 2018

Pay to the
Order of **Columbia County Sheriff**

Amount \$*****8,542.50

Eight Thousand Five Hundred Forty-Two and 50/100*****

DOLLARS

CASHIERS CHECK

9/5/18 Sheriff sale
Memo

Denise Zeman
Authorized Signature

⑈084521⑈ ⑆031307125⑆ 5000100053⑈

First Keystone
COMMUNITY BANK
PO Box 289
117 West Front Street
Berwick, PA 18603-0289

0712
0818

No. 85147

7

Date: October 02, 2018

Pay to the
Order of **Columbia County Sheriff**

Amount \$*****15,147.00

Fifteen Thousand One Hundred Forty-Seven and 00/100*** DOLLARS**

CASHIERS CHECK

617 Freas Ave.
Memo

Cheryl A Miller
Authorized Signature

⑈085147⑈ ⑆031307125⑆ 5000100053⑈

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

FEDERAL NATIONAL MORTGAGE ASSOC. VS CAROL KNORR

NO. 75-2018 ED

NO. 557-2018 JD

DATE/TIME OF SALE: SEPTEMBER 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 16500,00

POUNDAGE - 2% OF BID \$ 330,00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 16830,00

PURCHASER(S): Michael Knorr

ADDRESS: PO Box 951 Berwick PA 18603

NAMES(S) ON DEED: PA Discount Homes LLC

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 16830,00

LESS DEPOSIT: \$ 1683,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 15147,00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
CAROL KNORR

Case Number
2018CV557

SHERIFF'S RETURN OF SERVICE

07/31/2018 02:40 PM - 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 617 FREAS AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 01, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2018



Plaintiff Attorney: MARTHA E VON ROSENTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

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 - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-31-18 **Time:** A:40

Deputy: 3 **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. _____

/POSTING)

2018CV557

617 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



July 27, 2018

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

CAROL L. KNORR

NO: 2018-CV-557

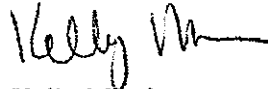
NO: 2018-ED-75

Dear Timothy:

The amount due on the sewer account #111754 for the property located at 617 Freas Avenue Berwick, Pa through September 30, 2018 is \$216.00.

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

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Tax Notice 2018 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC. 1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
4520

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,581	11.385	251.94	257.08	282.79
SINKING		1	22.13	22.58	24.84
FIRE		1.25	27.67	28.23	29.64
LIGHT		1.25	27.67	28.23	29.64
BORO RE		14.1	312.02	318.39	334.31
The discount & penalty have been calculated for your convenience			641.43	654.51	701.22
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KNORR CAROL L
617 FREAS AVENUE
BERWICK PA 18603

CNTY TWP

Discount 2 % 2 %
Penalty 10 % 5 %

PARCEL: 04C-01 -039-00,000
617 FREAS AVE

.3306 Acres Land 5,760
Buildings 16,821

Total Assessment 22,581

This tax returned to courthouse on: January 1, 2019

WPE 3740

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

Connie C. Gingher FILE COPY

4-3

2018 SCHOOL REAL ESTATE TAX NOTICE

Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Bill Date: 7/1/2018

Bill #: 2136

TAXPAYER COPY

Parcel #: 04C01 03900000

Prop. Type

Property Location and Description:

Assessment:

617 FREAS AVE
.331

L= 5,760
B= 16,821
T= 22,581

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	975.50
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	955.99
If Paid By 10/31/2018	FACE Amount	975.50
If Paid After 10/31/2018	10% Penalty Amount	1,073.05

Last Day to Pay: 12/31/2018

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Taxes are due and payment is requested from:



KNORR CAROL L
617 FREAS AVE
BERWICK, PA 18603-1807

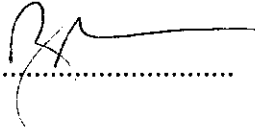
Rem, County + Borough was paid by mortgage

Company

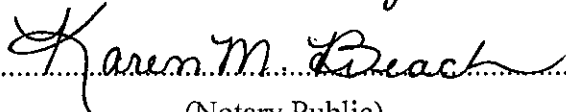
*+ thank you
Connie Gingher*

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 August 15, 22, 29, 2018 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 29th day of August 2018.....

.....

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen M. Beach, Notary Public
Columbia County
My commission expires May 13, 2022
Commission number 1283596
Member, Pennsylvania Association of Notaries

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.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32847

KNORR CAROL L
C/O F.S.A ATTN: MARY COLON
31 W MARKET ST
WILKES BARRE PA 18701

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

Assessment: 22,581
Balances as of 07/19/2018

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



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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.
 Primary Address: 1108 FREAS AVENUE
 BERWICK, PA 18603
 Phone: _____ DOB: _____
 Alternate Address: _____
 Phone: _____

Final Service:

Served: Personally · Adult In Charge · Rosted · Other
 Adult In Charge: Kelly Morris
 Relation: Secretary
 Date: 7-17-18 Time: 10:55
 Deputy: 3 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. _____

BERWICK AREA JOINT SEWER AUTH. 2018CV557 1108 FREAS AVENUE, BERWICK, PA 18603 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: OCCUPANT

Primary Address: 617 FREAS AVENUE
BERWICK, PA 18603

Phone: _____ **DOB:** _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sandra Yachimowski

Relation: Home Helper Aide

Date: 7-16-18 **Time:** 19:40

Deputy: 3 **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. _____

OCCUPANT

2018CV557

617 FREAS AVENUE, BERWICK, PA 18603

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

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Sandra Yachimowski		
Relation:	Home Helper Aide		
Date:	7-16-18	Time:	19:40
Deputy:	3	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. _____

KNORR, CAROL

2018CV557

617 FREAS AVENUE, BERWICK, PA 18603

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

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	7-16-18	Time:	20:03
Deputy:	3	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. _____

GINGHER, CONNIE C.

2018CV557

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

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

Phone: (610) 328-2887

September 10, 2018

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

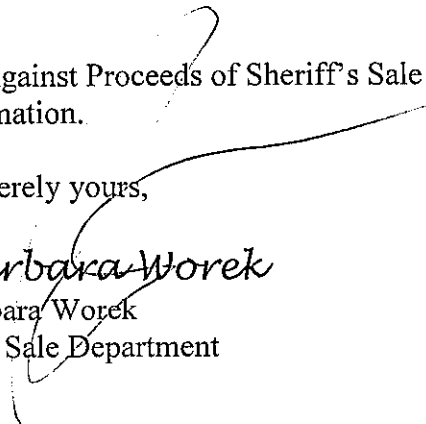
VIA FAX: 1-570-389-5625

RE: Federal National Mortgage Association ("Fannie Mae") v. Carol L.
Knorr
No. 2018-CV-557
Our File 43870-CPG-BW

Dear Sir/Madam:

Enclosed herewith please find Plaintiff's Claim Against Proceeds of Sheriff's Sale in the above matter. Please advise if you require any additional information.

Sincerely yours,


Barbara Worek
Post Sale Department

Enc.

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY
	:	
	:	
vs.	:	
	:	Case No: 2018-CV-557
CAROL L. KNORR	:	
Defendant	:	

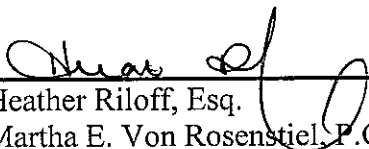
CLAIM

To the Sheriff of Columbia County:

Plaintiff, Federal National Mortgage Association ("Fannie Mae"), by its attorneys, Martha E. Von Rosenstiel, P.C., does hereby file a claim against the proceeds from the September 5, 2018 Sheriff's Sale held on the premises situated at 617 Freas Avenue, Berwick, Columbia County, Pennsylvania. Plaintiff is the holder of a mortgage dated May 24, 2001, which mortgage is recorded with the Columbia County Recorder of Deeds at Mortgage Book Instrument No. 200105198. Plaintiff claims as follows:

Judgment Amount	<u>\$45,137.13</u>
Interest from 06/23/2018 to 9/5/2018 @ 6%	<u>\$504.75</u>
Total Claim	<u>\$45,641.88</u>

Dated: September 10, 2018



 Heather Riloff, Esq.
 Martha E. Von Rosenstiel, P.C.
 Attorney for Plaintiff
 649 South Avenue, Unit #7
 Secane, PA 19018
 (610) 328-2887

COPY

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:

15/ Mary E. Norton

FILED
PROTHONOTARY
2018 AUG - 8 A 9: 58
CLERK OF COURTS OF THE
COUNTY OF COLUMBIA, PA.

Commonwealth of Pennsylvania
COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")

v.

CAROL L. KNORR

COPY
COURT OF COMMON PLEAS

DOCKET NO. 2018-CV-557

2018-ED-75

Praecipe for Writ of Execution

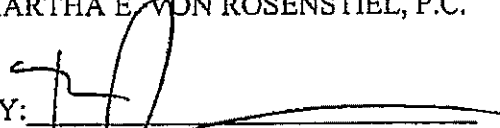
TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$	40,948.33
INTEREST from 6/23/2018 to _____ (sale date)		
At <u>6</u> %	\$	
TOTAL*	\$	

*Plus costs to be endorsed

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 1:32
COURT OF COMMON PLEAS
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		
_____ (sale date)		
At <u>6</u> %	\$	
TOTAL *	\$	
*Plus costs to be endorsed		

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

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

70641100
PA 12/11
- 1/2011
3/11

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

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

2018 - ED - 75

v

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

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)

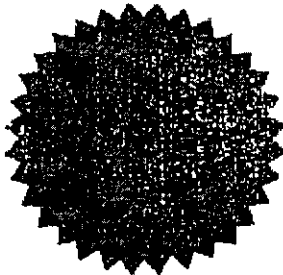
AMOUNT DUE		\$ 40,948.33
INTEREST FROM	6/23/2018 to _____ (sale date)	
	at <u>6</u> %	\$
TOTAL*		\$

*Plus costs to be endorsed

Barbara N. Silveti, Prothonotary

By:

Barbara N. Silveti/ks
Deputy 6-29-2018



Proth & Clerk of Sup. Courts
M. Com. Ex. 1st Monday in 2020

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
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Attorneys for Plaintiff

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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.

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Attorneys for Plaintiff

#43870-DN

COPY

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.
CAROL KNORR

Case Number
2018CV557

SHERIFF'S RETURN OF SERVICE

07/16/2018 07:40 PM - 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 SANDRA YACHIMOWSKI HOME HELPER AIDE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CAROL KNORR AT 617 FREAS AVENUE, BERWICK, PA 18603.

Scott Mayernick
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2018

Sarah Jane Klingaman

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ. 649 SOUTH AVENUE, SECANE, PA 19018

18-557

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>276.00</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>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>545.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1254.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1504.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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	\$ <u>216.00</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>216.00</u>

SURCHARGE FEE (DSTE)		\$ <u>190.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2543.25