NOGI, APPLETON. WEINBERGER & WREN, P. C.

ATTORNEYS AT LAW

415 WYOMING AVENUE

JACOB I. NOGI JOHN H. APPLETON

SCRANTON, PENNSYLVANIA 18503

DONALD J. FENDRICK GEORGE E. CLARK, JR. COUNSEL TO THE FIRM

JERRY J. WEINBERGER MYLES R. WREN* MORRIS I. RAUB**†

TELEPHONE 717-963-8880 TELECOPIER 717-963-9372

> CLARKS GREEN OFFICE: 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

TELEPHONE 717-586-0358

DOUGLAS P. THOMAS JEFFREY S. NEWMAN MICHELLE MELE THOMAN JOHN J. SMALANSKAS ANDREW J. KATSOCK, III

*ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR TALSO MEMBER OF FLORIDA BAR

August 16, 1994

Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815 ATTN: Harry Roadarmel

RE: PNC BANK NATIONAL ASSOCIATION

SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A.

VS: RONALD KNIGHT OUR FILE NO. 23805 **DOCKET NO. 1810 OF 1992** EXECUTION NO. ED-24-1994

Dear Sheriff Roadarmel:

Kindly discontiue the Sheriff Sale which was scheduled for Wednesday August 17, 1994 at 1:30PM in the above-captioned matter.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

NOGI, APPLETON, WEINBERGER & WREN, P.C.

JJS/aa

PNC Bank, National Association CC:

> ATTN: Bert James,

> > Special Assets Representative

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NO. 448437

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137975 09/16/94 の事のとします。 VEDDOT NOMBET

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等原重重要重新的工品合物的問題

AUTHORIZED SIGNATURE AVOUNTS 828 PNC Bank

#4291051 #4291018 554

Oraer of io the

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 17815

#E3 E3 P B B B D D D D

10 THURS DESIGNATION

NOGI, APPLETON, WEINBERGER & WREN. P. C.

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"ALSO MEMBER OF NEW YORK BAR
""ALSO MEMBER OF NEW JERSEY BAR
"ALSO MEMBER OF FLORIDA BAR

June 29, 1994

Sheriff of Columbia County Courthouse P.O. Box 38Ø Bloomsburg, PA 17815 ATTN: Harry Roadarmel

RE: PNC BANK NATIONAL ASSOCIATION

SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A.

VS: RONALD KNIGHT
OUR FILE NO. 238Ø5
DOCKET NO. 181Ø OF 1992
EXECUTION NO. ED-24-1994

Dear Sheriff Roadarmei:

Allow this letter is to serve as confirmation of the discussions which occured between my office and your office concerning the Sheriff Sale pending on June 30, 1994 concerning the above-captioned matter.

It is my understanding that you will continue this sale to August 17, 1994 at 1:30 PM. Since this Sale has not been continued before it is not necessary for us to reexecute.

If you have any immediate questions or If these assertions are not in conformance with your understanding of this matter, kindly contact me as soon as possible.

Very truly yours,

NOGI, APPLETON, WEINBERGER & WREN, P.C.

Гони J. SMALANEKAS, ESQUIRE

JJS/aa

cc: PNC Bank, National Association

ATTN: Bert James, Special Assets Representative

ATTN: Joseph Loftus, Special Assets Officer

2 KIH+ '	S SALE - COSTS SHE	ET·
- IST KASTERN BANK	NA VS ROMA	
NO. 70/20/E.D. NO. 18	10.77 1.0.	DATE OF CALE
SERVICE - Loy, A. They		\$ '\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
ADVERTISING, SALE BILLS & NEWSP POSTING HANDBILLS MILEAGE	APERS	
CRYING/ADJOURN OF SALE SHERIFF'S DEED DISTRIBUTION		
OTHER 15-Copies Motices		The state of the s
D ===	TOTAL	1212
Press-Enterprise, Inc. Henrie Printing Solicitor's Services		\$
	LOTAL	· · · · · . • <u>• • • • • • • • • • • • • • • • • </u>
PROTHONOTARY: LIEUS PETSTE DEED NOTARTZATI CILLED		\$
Recorder of Deeds: Germorr Deed Other_		\$\$
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SURCHARGE FEE: (STATE TREASURER)	TOTAL	, . , \$
MISCELLANEOUS: Pormans 24 CF	71.	1 540,00
To Mil Jonath John St.	TOTAL	1.

HARRY A. ROADARMEL, JR.



PHONE (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300 FAX 717-784-0257

FACSIMILE COVER SHEET

JUNE 29, 1994

ATTY. JOHN SMALANSKAS, ESQUIRE

PNC BANK, NATIONAL ASSOCIATION

YOUR FILE NO. 23805

WRIT OF EXECUTION NO. 24-94 COLUMBIA CO.

PAGE TWO IS OF THE ACTUAL COST SHEET AS OF JUNE 29-94

WE ARE SENDING TWO PAGES OF THIS INFORMATION.

ANY QUESTIONS KINDLY CALL ME.

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA SS:

Larraine Kreischer, Publisher's assistant ..., 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 (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are 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. Harraine M. Kreischer (Notary Rublid) My Commission Expires charges amounting to \$ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PROFE (717) 389-5622

COURT HOUSE - P. O. BOX 380 SHERIFF' 919ANEBUREAU* STATE OUTLINE

24 HOUR THONE (717) 784-6300

RECEIVE AND TIME STAMP WRIT 3-30-94
DOCKET AND INDEX $5-6-70$
SET FILE FOLDER UP
CHECK FOR PROPER INFO
WRIT OF EXECUTION
COPY OF DESCRIPTION 7
WHEREABOUTS OF LAST KNOWN ADDRESS
NON-MILITARY AFFIDAVIC
NOTICES OF SHERIFF'S SALE 5
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LISE
CHECK FOR \$30.00 POUS IST EASTERN
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE ANY FURTHER WITH SALE NOTICE
THE ATTY TO SEND ADDITIONAL INFO
SET SALE DATE AND ADV. DATES AND POSTING DATES SUR! 30 SALE
POST ALL DATES ON CALANDER
* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE
SET DISTRIBUTION DATE
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED) * MUST BE PAID 10 DAYS AFIER IT HAS BEEN POSTED
FILL IN ALL NO'S ON EXECUTION PAPERS
TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)
SERVICE
TYPE CARDS FOR DEFENDANTS
PUT PAPERS TOGETHER FOR DEFENDANTS * COPY OF WRIT FOR EACH DEFENDANT * NOTICE OF SHERIFF SALE * COPY OF DESCRIPTION
PUT TOGETHER PAPERS FOR LIEN HOLDERS \$-6.70
* NOTICE OF SALE DIRECTED TO THEM
SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT 349 * DOCKET ALL DATES
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

HARRY A. ROADARMEL, JR.



PHONE (717) 389-5622

FILE FOLDER

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784 6300(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS SEND DESCRIPTION TO PRINTER ** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. SEND NOTICES TO LOCAL TAX COLLECTORS NOTICES TO WATER AND SEWER AUTH. SEND NOTICES TO FEDERAL AND STATE TAX AUTH IF BUSINESS SEND COPY TO SBA AUTH. HANDBILLS SEND COPIES OF HANDBILLS TO: RECORDER'S OFFICE TAX CLAIM OFFICE TAX ASSESSMENT OFFICE PROTH OFFICE(post on board) POST IN FRONT LOBBY POST IN SHERIFF'S OFFICE SEND COPY TO ATTY POST PROPERTY ACCORDING TO DATE SET _____ SEND RETURN OF POSTING TO ATTY DOCKET ALL COSTS PREPARE COST SHEET 2 DAYS BEFORE SALE * BE SURE ALL COSTS ARE RECEIVED PREPARE FINAL COSTS SHEET DAY OF SALE HOLD SALE POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE PAY DISTRIBUTION ACCORDING TO DATE -* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED WHEN DEED IS RECORDED SEND TO BUYER

LIEN CERTIFICATE

DATE <u>May 18, 19</u>	94	
This is to	certify th	at according to our records, the
tax liens i	n the Tax	Claim Bureau against the property
listed below	w, as of D	ecember 31, 19 <u>93</u> ,
inTow	n of Bloomsb	ourg are as follows:
Owner or Reputed	Owner!	Cax Billings Knight, Thomas G. Trustee % Knight, Ron
Former Owner:	gager progressory companyation of the table to add 1918 Attil 1919.	N/A
Farcel No.	gray game areas areas Mills and Salah Salah Hills	05E,13007-00,000
Description	were time time time to be blocked and but we	997 East Seventh Street
	YEAR	TUTAL
	1992	\$ 1,121.18
	1993	\$ 1,530.41
	Lien Certificate	\$ 5.00
	TOTAL.	\$ 2,656.59
The above f	igures rep	present the amount(s) due during the
month of	July	19.94
Requested by:	Columbia	County Sheriff's Department
Fee: \$5.00		
Inc. above		CULUMBIA COUNTY TAX CLAIM BUREAU
		Dennis Long Director

ŗ	-			-																	٠.	
ON THE	_	NOL PENALTY	200.09	12.21	217.18	22.76	67.85	3.81	523.90	JUNE 30	AFTER	This Tax Returned	To Courthouse On:	JANUARY 01, 1995								
DATE	03/01/1994	AMOUNT DUE	181.90	11.10	197.44	20.69	61.68	3.46	476.27	JUNE 30	\dashv		To Court	JANUARY				-				
		LESS DISCOUNT	178.26	10.88	193.49	20.28	60.45	3.39	466.75	APR 36	\dashv	CNTY TOWN	28 28	10% 10%			5,340	39,068	NT REC'D BY	44,408		
		an SUIM	4.096	.250	4.446	.466	1.389	8/0.			5	PROPERTY DESCRIPTION	Discount	Penalty	05E,13007-00,000	1001 E 7TH ST LOT 13	S LAND	BUILDINGS	RNED WITH YOUR PAYME	SESSED		
	DUNTY	ASSESSMENT	44408						PAV THIS	AMOUNT		TYPE: CW PRO		NO 06008	e 05E,130		.20 acres LAND	BUI	THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	TOTAL ASSESSED		
	FOR COLUMBIA COUNTY	DESCRIPTION	General Fund	Sinking Fund	Town R.E.	Fire	Debt Service	tocal Library	THE DISCOUNT & THE PENALTY	HAVE BEEN COMPUTED FOR YOUR CONVENIENCE		_		ACCT NO	PARCEL					_		
1994 COUNTY & MUNICIPAL	4SBURG	MAKE CHECKS PAYABLE TO:	Ward	301 East Main Street, Town Hall	Bloomsburg, Pa 17815		HOURS Weekdays 9 am - 4:30 pm	Closed Wednesdays at Noon	9 pm Nov 21 to	Mone (717) 784-1581 March 1 Fo	TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED			KNIGHT, THOMAS'G TRUSTEE	C/O RON KNIGHT	R R 1 COUNTRY CLUB ESTATES	SUGARLOAF PA 18249		IF YOU DESIRE A RECLIPT ENCLOSE A STAMPLO ADDRESSED FAVELOPE WITH YOUR PAYMENT			
TAY MOTICE	2100	MAKE CHECKS	Mary F Ward	301 Eas	Blooms		HOURS We	Closed	Closed	PHONE (7;	TAXES ARE D		2	€∢		J	- (5	IF YOU DESIG			

FIRST EASTERN NK, N.A., : IN THE COUR OF COMMON PLEAS Plaimiff

OF COLUMBIA COUNTY

vs.

: CIVIL ACTION - LAW

RONALD R. KNIGHT, Trustee: (0, 10, 10)

TRUST.

Defendant

: NO. 1810 CD of 92

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RONALD R. KNIGHT, Trustee of KNIGHT CHILDREN'S TRUST 2 Estate Drive Sugarloaf, PA

Your real estate at 997 East 7th Street, in the Town of Bloomsburg, Pennsylvania is scheduled to be sold at Sheriff's Sale on Thursday, Dune 30 1994 at $\dot{\Omega}$.m., in the office of the Sheriff of Columbia 1000 County, Courthouse in Bloomsburg, Pennsylvania, to enforce the Court judgment of Writ of Execution (Mortgage Foreclosure) obtained by First Eastern Bank, N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

Vincent S. Cimini, Esq. FOLEY, COGNETTI & COMERFORD 507 Linden St. 700 Scranton Electric Bldg. Scranton, PA 18503

717-346-0745

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS Plaintiff : OF COLUMBIA COUNTY

: CIVIL ACTION - LAW vs.

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

TRUST,

Defendant : NO. 1810 CD of 92

TYPE OF PAPER BEING SERVED: WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

SHERIFF'S RETURN OF SERVICE

Serve Defendant At:

2 Estate Drive, Sugarloaf, PA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

PHONE

(717) 784-1991

24 HOUR PHONE (717) 784-6300 FAX (717) 784-0257

First Eastern Bank, N.A.		IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY						
	NTIFF	01 001						
VS.	No.	1810	CD	Term, 19 92				
Ronald Knight (Trustee of Knight (Children WRIT	of Executio	nMortgage	Foreclosure 24-199				
Trust) DEFEN	DANT ISSUE	D March 30	-1994					
NOW, May 6	19 94	I, Harry A.	Roadarmel	Jr.				
High Sheriff of Columbia County, Pennsylvania, d	o hereby deputize	the Sheriff of	Luzerne Co	unty, Wilkes-Barre,				
County, Pennsylvania, to execute this Writ. This d	eputation being m	ade at the requ	iest and risk of	f the Plaintiff.				
Defendants alleged address is Ronald Knight, NOTE: Check No. 6795 in the amount of \$24.00 to Luzerne Co. Sheriff.	n []	Sherlff, Columb	and almie					
NOW, WEDNESDAY, MAY 11 94 WRIT OF EXECUTION MORTGAGE FORECO within NOTICE OS SHERIFF'S SALE OF REAL at HIS RESIDENCE, 2 ESTATE DRIVE, SUGARLOAF, PA HIM PERSONALLY	PROPERTYpon RO	ONALD R. KNI TRUST	GHT, TRUSTE	<u>E OF KNIGHT</u> CHILDREN'				
	e known to HI			contents thereof.				
Sworn and Subscribed before me 19TH	So Answe		agodin	·				
day of Suffer 19	9.4		Sheriff					
Notary Public	BY:	De De	eputy Sheriff					
	19,	, See retur	n endorsed he	ereon by Sheriff of				
	County, F	Pennsylvania, a	nd made a par	t of this return				
	So Ar	iswers,						
		<u></u>	Sheriff					

Deputy Sheriff

Internal Revenue Service P.O. Box 12050 Philadelphia, PA 19105 Phila	75 Form 2011, Decigniber 1991 4/ 5, 3PO: 1993	Signature (Agent)	Attach this four to the front of the medianess or on the wine met parmit. Write "Return Recount Requested" on the medianese belo to Return Recount Will show to whem the median was described to: Office of F.A.I.R. Dept. of Public Welfare P.O. Box 8016 Harrisburg, PA 17105
6. Signature (Agent) PS Form 3811, December 1991 & U.S.G.P.O. : 1992-307-630 DOMESTIC RETURN RECEIPT PS Form this car to your name and address or the realiseded on the traile name this car to your date and address or the realiseded or the form so the book it space to your date and address or the realiseded or the form so the book it space to your date and address or the realiseded or the form of the stride and dates. SENDER: A Complete form 3 and 18 A Complete for the realiseded or the stride and the stride and address or the form of the stride and th	-352-714 DOMESTIC	8. Addresseo's Address (Only it requestro and fee is paid)	A the analysis 2. C. Restricted Delivery where and the date Consult postmaster for fee. 24. 4.3. Article Number P. 266 061 860 4b. Service Type Insured Registered COD 200 Express Mail Return Receipt for Merchandise 7. Date of Delivery
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6. Signature (Agent)			1			က်ရှိသ	shver	6 5 8
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PS Form 3811, December 1991 * U.S.Q.P.O.: 1992	207-530 DOMESTIC RETURN RECEIPT	ी ≩। '	œ	.7 🗆	🗆 ខាវ	מַּטי (בּ	1 d d d	Spa We
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Print your name and address on the reverse of this form so turn this card to you.	fee):	ä	D 00	* =	A A	\ \text{2}	. J.	1
Attach this form to the front of the meilpidce, or on the back	X		Address id)			861	Pos Pos	13
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le your RETURN ADDRESS completed on the reverse sum:

HARRY A. ROADARMEL, JR.



SHERIEF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

PHONE (717) 389-5622 BLOOMSBURG, PA 17815

24 HOUR THOUSE (717) 784 6 190

DATE: May 6-1994	
RE: Sheriff's Sale Advertising Dates	
1st Eastern Bank N.A. vs. Ronald No. 24 of 1994 ED No. 1810	Knight Trustee of Knight Children's Trust of 1992 JD
Dear Sir:	
Please advertise the enclosed SHERIFF SAL 1st week	DATE OF SALE: June 30-1994
Feel free to contact me if you have any q	
	Respectfully Local Constant Harry A Roadarmel, Jr. Sheriff

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff

OF COLUMBIA COUNTY

vs.

CIVIL ACTION

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

TRUST,

Defendant

4.S 24-1994

NO. 1810 CD of 92

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

To the Sheriff of Columbia County:

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

> 997 East 7th Street, Bloomsburg, PA SEE ATTACHED PROPERTY DESCRIPTION

Serve Defendant At 2 Estate Dr., Sugarloaf, PA

Amount due	\$78,000.00
Interest as of 3/1/94	•
from 12/7/92 @ \$19.50 / diem	\$13,533.08
Late fees as of 3/1/94	\$642.28
Costs to be added	\$ 939.55
Attorney's commissions of 15%	\$13,967,24

Total amount due

\$107,082.15

50, 50 (b.

Seal of the Court

Vincent S. Cimini, Attorney for Plaintiff

All that certain piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 2: BEGINNING at an iron pin on the north side of East Seventh Street in line of Lot No. 12; thence east along the line of East Seventh Street, a distance of 50 feet to another iron pin in line of Maple Street; thence north along the line of said Maple Street, a distance of 178.4 feet to another iron pin in line of right of way of the D. L. & W. Railroad Company; thence west along said right of way of the D. L. & W. RR. Company a distance of 50 feet to another iron pin in line of Lot No. 12; thence south along line of Lot No. 12 a distance of 178.4 feet to the place of beginning. This lot being designated as Lot No. 13 in Block 25 in the draft or plot of said addition of the Bloomsburg Land Improvement Company on the map of the Town of Bloomsburg (in colored section) compiled by Samuel Neyhard, assisted by James C. Brown in the year 1891.

Being part of the same pieces, parcels and tracts of land conveyed to Thomas G. Knight, Trustee of The Knight Children's Trust by deed dated March 15, 1989, from Lee B. Maust and Kimber H. Maust, Partners, trading as Maust Brothers, and Lee B. Maust and Kimber H. Maust, Executors and Trustees under the Last Will and Testament of Horace H. Maust, deceased, and Ruby S. Maust, Widow, duly recorded in Columbia County Deed Book 425, page 562.

IMPROVED with a commercial building located at 997 East 7th Street, Bloomsburg, Pennsylvania. TAX PARCEL NUMBER is 05E-13-7-A.

SEIZED AND TAKEN IN EXECUTION at the suit of First Eastern Bank, N.A. v. RONALD R. KNIGHT, Trustee of KNIGHT CHILDREN'S TRUST.

JUDGMENT to No. 1810 CD of 92. Sheriff to collect \$107,082.15 plus interest, taxes and attorney's fees; Writissued _____ (date).

FOLEY, COGNETTI & COMERFORD Attorneys

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff

OF COLUMBIA COUNTY

vs.

CIVIL ACTION - LAW

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

EB 24-1994

TRUST,

Defendant

NO. 1810 CD of 92

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

To the Sheriff of Columbia County:

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

> 997 East 7th Street, Bloomsburg, PA SEE ATTACHED PROPERTY DESCRIPTION

Serve Defendant At 2 Estate Dr., Sugarloaf, PA

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from 12/7/92 @ \$19.50 / diem Late fees as of 3/1/94	\$13,533.08 \$642.28
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FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS Plaintiff : OF COLUMBIA COUNTY

vs.

CIVIL ACTION

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

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FOLEY, COGNETTI & COMERFORD Attorneys

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLE
Plaintiff : OF COLUMBIA COUNTY (C)

vs.

: CIVIL ACTION - LAW

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

TRUST,

Defendant

NO. 1810 CD of 92

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RONALD R. KNIGHT, Trustee of KNIGHT CHILDREN'S TRUST 2 Estate Drive Sugarloaf, PA

Your real estate at 997 East 7th Street, in the Town of Bloomsburg, Pennsylvania is scheduled to be sold at Sheriff's Sale on Thursday, Dane 30 1994 at 1000 + 1.m., in the office of the Sheriff of Columbia County, Courthouse in Bloomsburg, Pennsylvania, to enforce the Court judgment of Writ of Execution (Mortgage Foreclosure) obtained by First Eastern Bank, N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to First Eastern Bank, N.A. \$107,082.15 plus costs. To find out how much you must pay, you may call: Richard Spinicci, 717-821-3203.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 717-389-5600.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at 717-389-5600.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on

 This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the final accounting.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

Susquehanna Legal Services, Inc. 168 E. 5th St., Bloomsburg, PA 17815 784-8760 LAW OFFICES

FOLEY, COGNETTI & COMERFORD

700 SCRANTON ELECTRIC BUILDING

507 LINDEN STREET

SCRANTON, PENNSYLVANIA 18503-1666

TIMOTHY E. FOLEY SAL COGNETTI. JR. THOMAS P. COMERFORD

VINCENT S. CIMINI

DANIEL A. PERRY

1717) 346-0745 FAX (717) 346-0776

OF COUNSEL

JOHN W. BOUR JOSEPH E. GALLAGHER

March 28, 1994

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

> Re: First Eastern Bank vs. Ronald Knight, Trustee of Knight Children's Trust No. 1810 CD of 92 Our File #: 11067

Dear Sir:

Please be advised that I am filing a praecipe for a Writ of Execution (Mortgage Foreclosure) with the Prothonotary in the above referenced matter. I am requesting the Prothonotary to forward the Writ to you for service. In addition, please find enclosed the following documents in this action:

- Notice of Sheriff's Sale of Real Property (with four copies);
 - Affidavit Pursuant to Rule 3129.1;
 - Affidavit of Non-military Service;
- 4. Addressed envelope to Tax Claim Bureau of Columbia County with attached Certificate of Mailing;
- Addressed envelope to Defendant with Certified Mail Card and Return Receipt;
 - Sheriff's Return of Service;
- 7. Check in the amount of \$750.00 payable to Sheriff of Columbia County representing your fee;

Sheriff of Columbia County

8. Self-addressed, stamped envelope.

Please forward your recording receipt in the self-addressed, stamped envelope. Please provide me with a return of service after service has been accomplished. Thank you for your courtesy and cooperation in this regard.

Very truly yours,

Vincent S. Cimini

VSC/ds Enc.

cc: Richard Spinicci

HARRY A. ROADARMEL, JR.



PHONE (717) 784-1991

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300 FAX (717) 784-0257

First 1	Eastern Bank, N.A.	PLAINTIFF	∮N ⁻		FOF COMMO JMBIA COUN		
	e.		No.	1810	CD	Term, 19-92	
Ronald Trust)	Knight (Trustee of	Knight Childre		Execution March 30-		Foreclosure 24-	199
NOW. May	6		94 . , 1,	Harry A.	Roadarmel.	Jr.	
High Sheriff of Penna.	Columbia County, Penn	sylvania, do hereb 	y deputize the	e Sheriff of	Luzerne Cou	nty, Wilkes-Bar	re
County, Pennsy	yfvania, to execute this V	Vrit. This deputatio	n being made	at the requ	est and risk of	the Plaintiff.	
MOTE: Cuedi	eged address is Romald k No. 6795 in the a 00 to Luzerne Co. S	mount of	Mauri	& O. Ver	Ra. F Liv Allant a County, Per	hsylvania	
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day of		19			Shoriff		
	Notary Public		BY:	 De	puty Sheriff		
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		•	County, Peni	nsylvania, ar	nd made a par	t of this return	
			So Answ	rers,			
					Sheriff		

Deputy Sheriff

.

PAY <u> IO [HE ORDER OF</u> SHERIFF OF COLUMBIA COUNTY DATE 80-56 313 CHECK AMOUNT 018428 CHECK NO.

j.

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff OF COLUMBIA COUNTY

vs. CIVIL ACTION - LAW

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

TRUST.

Defendant NO. 1810 CD of 92

AFFIDAVIT PURSUANT TO RULE 3129.1

FIRST EASTERN BANK, N.A., 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 997 East 7th Street, Bloomsburg, PA 17815 and a true and correct copy of the description of said property being attached hereto and marked as Exhibit A.

- 1. Name and address of owner or reputed owner: Ronald R. Knight, Trustee of Knight Children's Trust 2 Estate Drive, Sugarloaf, Pennsylvania
- Name and address of defendants in the judgment: Ronald R. Knight, Trustee of Knight Children's Trust 2 Estate Drive, Sugarloaf, Pennsylvania

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

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

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

First Eastern Bank, N. A. First Eastern Plaza Public Square Wilkes-Barre, PA 18768

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 the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None.

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:

Throck 28, 1994

FOLEY, COGNETTI & COMERFORD

VINCENT S. CIMINI, ESQUIRE Attorney for Plaintiff First Eastern Bank, N.A.

507 Linden Street 700 Scranton Electric Bldg. Scranton, PA 18503 717-346-0745 All that certain piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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FOLEY, COGNETTI & COMERFORD Attorneys

FIRST EASTERN BANK, N.A., :

Plaintiff

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Vs.

: CIVIL ACTION - LAW

RONALD R. KNIGHT, Trustee: of KNIGHT CHILDREN'S

TRUST,

Defendant

NO. 1810 CD of 92

AFFIDAVIT OF NON-MILITARY SERVICE

VINCENT S. CIMINI, being duly sworn according to law, deposes and says that Ronald R. Knight, Trustee of Knight Children's Trust, the above named defendant, to the best of his knowledge, information and belief, is not at present an active member of the ARMED FORCES OF THE UNITED STATES GOVERNMENT.

Sworn to and subscribed

before me this 38 than

of March , 1994.

Notary Public

Notatio! Seal Diane Seleiyn, Notory Public Scienton, Lackewarina County My Commission Factors April 9, 1996

Merober, Pennsylvania Association of Nobel and

SHERUFE'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 24 of 1994 and 1810 of 1992 J.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DERECTED, THERE WILL BE EXPOSED TO PUBLIC SALE BY VEHILLE OR OUTERY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA.

THURSDAY JUNE 30, 1994 at: 1000

IN THE FOREXOON OF THE SAID DAY, ALL THE RIGHT, THE AND INVEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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JUDGMENT to No. 1810 CD of 92. Sheriff to collect \$107,082.15 plus interest, taxes and attorney's fees; Writ issued March 30, 1994 (date).

MOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within the (10) days thereafter.

TERMS OF THE SALE: Ten (10%) percent cash or certified check TIME OF SALE, bablance cash or certified check within eight (8) days after sale.

Said premises to be sold by the Sheriff of Columbia County.

Harry A. Roadaumel Jr. Sheriff of Columbia County

Vincent S. Cimini, ESQ. Attorney for Plaintiff

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JUDGMENT to No. 1810 CD of 92. Sheriff to collect \$107,082.15 plus interest, taxes and attorney's fees; Writissued March 30, 1994 (date). (date).

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within the (10) days thereafter.

TERMS OF THE SALE: Ten (10%) percent cash or certified check TIME OF SALE, bablance cash or certified check within eight (8) days after sale.

Said premises to be sold by the Sheriff of Columbia County.

Harry A. Roadarmel Jr. Sheriff of Columbia County

Vincent S. Cimini, ESQ. Attorney for Plaintiff