

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

ATTORNEYS AT LAW

415 WYOMING AVENUE

SCRANTON, PENNSYLVANIA 18503

TELEPHONE 717-963-8880

TELECOPIER 717-963-9372

JACOB I. NOGI
JOHN H. APPLETON
JERRY J. WEINBERGER
MYLES R. WREN*
MORRIS I. RAUB**†

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

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

CLARKS GREEN OFFICE:
112 N. ABINGTON ROAD
CLARKS GREEN, PA 18411
TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR

**ALSO MEMBER OF NEW JERSEY BAR

†ALSO 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

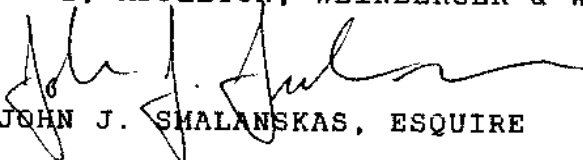
Dear Sheriff Roadarmel:

Kindly discontinue 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.


JOHN J. SMALANSKAS, ESQUIRE

JJS/aa

cc: PNC Bank, National Association
ATTN: Bert James,
Special Assets Representative

PNC Bank National Association

CHECK NO 448437

Check Number	Date	Value in Dollars	Amount in Dollars	Amount in Cents
448437	09/16/94	14001.53	14001.53	53

Check Number	Check Date	Check Amount	Check Amount
448437	09/16/94	14001.53	14001.53

PNC BANK

Account Payable Dept
One PNC Plaza
Bloomington, IL 61820

PNC Bank National Association
Account Information

Check Number

448437

Check Date

09/16/94

Check Amount

14001.53

NO. 448437

Pay

EXACTLY ONE THOUSAND THREE HUNDRED ONE AND 53/100 DOLLARS AND 53 CENTS

To the
Order of
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015

PNC Bank National Association

ACCOUNTS DEPOSITED BY
John D. O'Neil

AUTHORIZED SIGNATURE

UNAUTHORIZED SIGNATURE

DETACH THIS PORTION
BEFORE DEPOSITING

⑈448437⑈ ⑆043301627⑈

0009596373⑈

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

ATTORNEYS AT LAW

415 WYOMING AVENUE

SCRANTON, PENNSYLVANIA 18503

TELEPHONE 717-963-8880

TELECOPIER 717-963-9372

JACOB I. NOGI
JOHN H. APPLETON
JERRY J. WEINBERGER
MYLES R. WREN*
MORRIS I. RAUB***

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

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

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

TELEPHONE 717-586-0358

*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 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:


Allow this letter is to serve as confirmation of the discussions which occurred 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.


JOHN J. SMALANSKAS, ESQUIRE

JJS/aa

cc: PNC Bank, National Association
ATTN: Bert James, Special Assets Representative
ATTN: Joseph Loftus, Special Assets Officer

SHERIFF'S SALE - COSTS SHEET

1st EASTERN BANK N.B. vs. RONALD K. KNIGHT
 NO. 24-74 E.D. NO. 1810-92 J.D. DATE OF SALE

DOCKET & LEVY	\$	1.00
SERVICE - Lur. A. D. 1992	\$	20.00
MAILING	\$	5.00
ADVERTISING, SALE BILLS & NEWSPAPERS	\$	7.50
POSTING HANDBILLS	\$	1.00
MILEAGE	\$	1.00
CRYING/ADJOURN OF SALE	\$	7.00
SHERIFF'S DEED	\$	2.00
DISTRIBUTION	\$	2.00
OTHER 15-Copies Notices	\$	20.00

TOTAL \$ 126.50

PRESS-ENTERPRISE, INC.	\$	2.00
HENDLE PRINTING	\$	2.00
SOLICITOR'S SERVICES	\$	2.00

TOTAL \$ 6.00

PROTHONOTARY:	LIENS LIST	\$	
	DEED NOTARIZATION	\$	
	OTHER	\$	

TOTAL \$

RECORDER OF DEEDS:	COPYWORK	\$	
	DEED	\$	
	OTHER	\$	

TOTAL \$

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 1992	\$	523.92
SCHOOL TAXES, DISTRICT	\$	11.30
DELINQUENT TAXES, 1992, 1993, 1994, 1995	\$	2,235.47

TOTAL \$ 2,770.69

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY	19	\$
WATER - MUNICIPALITY	19	\$

TOTAL \$

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 2.00

MISCELLANEOUS: Poundage 2% of 2,770.69 \$ 75.61

TOTAL \$ 1,560.70

TOTAL COSTS \$ 5,232.00

For Miller & Co. 10/1/92

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

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 on . . . June 9, 16, 23 . . . , 1994 . . . 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.

Larraine M. Kreischer

Sworn and subscribed to before me this *23rd* day of *June* 19*94* . . .

[Signature]
(Notary Public)

My Commission Expires

[Faint Notary Seal]

And now, . . . 19 . . . , 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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
SHERIFF'S SALE REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 3-30-94
DOCKET AND INDEX 5-6-94
SET FILE FOLDER UP _____
CHECK FOR PROPER INFO
WRIT OF EXECUTION 6
COPY OF DESCRIPTION 7
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF'S SALE 5
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR ~~500~~⁷⁵⁰.00 -- 1200 1st EASTERN
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY
THE ATTY TO SEND ADDITIONAL INFO
SET SALE DATE AND ADV. DATES AND POSTING DATES SUND 3, 16, 23 ADV
SUND 30 SALE
POST ALL DATES ON CALANDER ✓
* SET SALE DATE AT LEAST 2 MONTHS 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 AFTER IT HAS BEEN POSTED
FILL IN ALL NO'S ON EXECUTION PAPERS ✓
TYPE PROPER INFO ON DESCRIPTION (refer to previous 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 5-6-94
* NOTICE OF SALE DIRECTED TO THEM _____
SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT 5-6-94
* DOCKET ALL DATES _____
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPT FOR LIEN HOLDERS _____

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

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 EXPLANATIONS

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

FILE FOLDER

LIEN CERTIFICATE

DATE May 18, 1994

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1993,

in Town of Bloomsburg are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Knight, Thomas G. Trustee

% Knight, Ron

Former Owner: N/A

Parcel No. 05E,13--007-00,000

Description 997 East Seventh Street

YEAR	TOTAL
1992	\$ 1,121.18
1993	\$ 1,530.41
Lien Certificate	\$ 5.00
TOTAL	\$ 2,656.59

The above figures represent the amount(s) due during the month of July 19 94

Requested by: Columbia County Sheriff's Department

Fee: \$5.00

Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long

Dennis Long
Director

TAX NOTICE 1994 COUNTY & MUNICIPAL BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward
301 East Main Street, Town Hall
Bloomsburg, Pa 17815

HOURS Weekdays 9 am - 4:30 pm

Closed Wednesdays at Noon

Closed Noon to 1:00 pm Nov 21 to
PHONE (717) 784-1581 March 1

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M A I L
KNIGHT, THOMAS'G TRUSTEE
C/O RON KNIGHT
R R 1 COUNTRY CLUB ESTATES
SUGARLOAF PA 18249

IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSD ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT PAID	DATE	REL NO
General Fund	44408	4.096	178.26	181.90	181.90	03/01/1994	01497
Sinking Fund		.250	10.88	11.10	11.10		
Town R.E.		4.446	193.49	197.44	197.44		
Fire		.466	20.28	20.69	20.69		
Debt Service		1.389	60.45	61.68	61.68		
Local Library		.078	3.39	3.46	3.46		
PAY THIS AMOUNT				466.75	476.27	JUNE 30 IF PAID ON OR BEFORE	523.90
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				APR 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER	

TYPE: CW	PROPERTY DESCRIPTION	CNTY	TOWN	This Tax Returned
ADCT NO 06008	Discount	2%	2%	To Courthouse On:
PARCEL 05E,13--007-00,000	Penalty	10%	10%	JANUARY 01, 1995
1001 E 7TH ST LOT 13				
.20 acres LAND				
BUILDINGS				
5,340				
39,068				

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 44,408

REC'D BY

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

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, June 30 1994 at
1000 A.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:

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
	:	
vs.	:	CIVIL ACTION - LAW
	:	
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.

PLAINTIFF

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1810 CD Term, 19 92

Ronald Knight (Trustee of Knight Children's Trust)

DEFENDANT

WRIT of Execution--Mortgage Foreclosure 24-199

ISSUED March 30-1994

NOW, May 6 19 94, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County, Wilkes-Barre, Penna.

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is Ronald Knight, 2 Estate Drive, Sugarloaf, Pa.

NOTE: Check No. 6795 in the amount of
\$24.00 to Luzerne Co. Sheriff.

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, WEDNESDAY, MAY 11 19 94 at 11:26 o'clock A. M, served the
WRIT OF EXECUTION MORTGAGE FORECLOSURES &
within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY upon RONALD R. KNIGHT, TRUSTEE OF KNIGHT CHILDREN'S
at HIS RESIDENCE, 2 ESTATE DRIVE, SUGARLOAF, PA TRUST
HIM PERSONALLY by handing to

original and made known to HIM a true and attested copy of the
the contents thereof.

Sworn and Subscribed before me

19TH

this

day of MAY 19 94

E. Daffey
Notary Public

So Answers,

Frank J. Jagodinski

Sheriff

BY:

[Signature]
Deputy Sheriff

19, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

• Attach this form to the front of the mailpiece, or on the back if space does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt will show to whom the article was delivered and the date delivered.
3. Article Addressed to:

Office of F.A.I.R.
Dept. of Public Welfare
P.O. Box 8016
Harrisburg, PA 17105

2. ☐ Restricted Delivery
Consult postmaster for fee. 24-94

4a. Article Number
P 266 061 860
4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Express Mail
☐ Return Receipt for Merchandise
7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt

Signature (Agent)
Signature (Addressee)
Signature (Agent)
MAY 10 1994
PS Form 3811, December 1991 U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT

• Attach this form to the front of the mailpiece, or on the back if space does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt will show to whom the article was delivered and the date delivered.
3. Article Addressed to:

Municipal Authority
Town of Bloomsburg
301 E. Main St., Town Hall
Bloomsburg, PA 17815

4a. Article Number
P266-061-859
4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Return Receipt for Merchandise
7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

Signature (Agent)
Signature (Addressee)
Signature (Agent)
PS Form 3811, December 1991 U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT

your RETURN ADDRESS completed on the reverse side?

SENDER:

• Complete items 1 and/or 2 for additional services.
• Print your name and address on the reverse of this form so that we can return this card to you.
• Attach this form to the front of the mailpiece, or on the back if space does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Article Addressed to:
Kendall K. Wright
c/o Bloomsburg, Pa.
Bloomsburg, Pa.

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

7. Date of Delivery

5-11-94

4a. Article Number

175 859 091

4b. Service Type

☐ Registered
☐ Certified
☐ Express Mail
☐ Return Receipt for Merchandise

2. ☐ Restricted Delivery

1. ☒ Addressee's Address

following service for an extra fee:

I also wish to receive the

PS Form 3811, December 1991 U.S. GPO: 1993-307-530

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery

1. ☒ Addressee's Address

following service for an extra fee:

I also wish to receive the

4a. Article Number

P 266 061 854

4b. Service Type

☐ Registered
☐ Certified
☐ Express Mail
☐ Return Receipt for Merchandise

2. ☐ Restricted Delivery

1. ☒ Addressee's Address

following service for an extra fee:

I also wish to receive the

4a. Article Addressed to:

Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19105

ATTN: SPECIAL PROCEDURES FUNCTION

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT

Complete items 1 and/or 2 for additional services.
Complete items 3, and 4a & b.
Print your name and address on the reverse of this form so that we can return this card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
*Ronald R. Knight
2 Estate Dr.
Sugarloaf, PA*

4a. Article Number
P 175 085 291

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-11-94

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
R. Knight

6. Signature (Agent)

PS Form 3811, December 1991 * U.S.G.P.O.: 1992-307-530

DOMESTIC RETURN RECEIPT

Complete items 1 and/or 2 for additional services.
Complete items 3, and 4a & b.
Print your name and address on the reverse of this form so that we can return this card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
*Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19105*

4a. Article Number
P 266 061 854

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
[Signature]

6. Signature (Agent)

PS Form 3811, December 1991 * U.S.G.P.O.: 1993-352-714

DOMESTIC RETURN RECEIPT

Complete items 1 and/or 2 for additional services.
Complete items 3, and 4a & b.
Print your name and address on the reverse of this form so that we can return this card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
*Municipal Authority
Town of Bloomsburg
301 E. Main St., Town Hall
Bloomsburg, PA 17815*

4a. Article Number
P 266 061 859

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-10

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
Barbara Adams

6. Signature (Agent)

PS Form 3811, December 1991 * U.S.G.P.O.: 1993-352-714

DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 * U.S.G.P.O.: 1993-352-714

DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 * U.S.G.P.O.: 1993-352-714

DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 * U.S.G.P.O.: 1993-352-714

DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b & c.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Commonwealth of Penna.
Dept. of Rev., P.O. Box 2055
Bureau of Accounts Settlement
Harrisburg, PA, 17105

4a. Article Number:
P 266 061 862

4b. Service Type:
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)
MAY 10 1994

PS Form 3811, December 1991 U.S. GPO: 1993-352-714 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b & c.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Mary F. Ward-Tax Collector
301 E. Main St., Town Hall
Bloomsburg, Pa. 17815

4a. Article Number:
P 266 061 853

4b. Service Type:
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
5-7-90

5. Signature (Addressee)

6. Signature (Agent)
MAY 10 1994

PS Form 3811, December 1991 U.S. GPO: 1993-352-714 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

U.S. Form 3817, Mar. 1989 U.S. GPO: 1992-329-322/69271

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: *Commonwealth of Penna. Dept. of Rev.*

For Mailing to: *Commonwealth of Penna. Dept. of Rev.*

Postage paid by: *Postmaster*

For passage new revenue and old piece of revenue at office and

Affix fee here in stamps or meter postage and post mark. Inquire of postmaster for current fee.

Chris E. Klumpp

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b & c.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

4a. Article Number:
P 266 061 855

4b. Service Type:
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
MAY 10 1994

5. Signature (Addressee)

6. Signature (Agent)
MAY 10 1994

PS Form 3811, December 1991 U.S. GPO: 1993-352-714 DOMESTIC RETURN RECEIPT

MAY 10 1994

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR TROOP
(717) 784-6300

DATE: May 6-1994

RE: Sheriff's Sale Advertising Dates

1st Eastern Bank N.A. vs. Ronald Knight Trustee of Knight Children's Trust
No. 24 of 1994 ED No. 1810 of 1992 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>June 9, 1994</u>	DATE OF SALE: <u>June 30-1994</u>
2nd week	<u>June 16, 1994</u>	
3rd week	<u>June 23, 1994</u>	

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff

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

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	 <u>\$107,082.15</u>

18
 Jmt. 50.50 Ad.
 Jdy. 9.00 Ad.
 Sheriff 45.00
 Writ fee 15.00 Ad.
 Sater. 15.00

Tami B. Kline
 Prothonotary

Seal of the Court

By: *Elizabeth A. Brown*
 Deputy

DATE 3/30/1994

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; Writ issued _____ (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 :
 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 matter, 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	<u>\$107,082.15</u>

Grate. \$ 50.00 Bal
 Judg. \$ 9.00 Bal.
 Sheriff \$ 45.00
 Writ of Ex \$ 15.00 Bal
 Satisf. \$ 5.00

Tamir B. Kline
 Prothonotary

Seal of the Court

By: Elizabeth A. Brown
 Deputy

DATE

3/30/1994

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; Writ issued _____ (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 :
 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

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	<u>\$107,082.15</u>

Prothonotary \$50.50
 Jury \$4.00
 Sheriff \$45.00
 Writ of Ex. \$15.00
 Satisfy \$5.00

Tamir B. Kline
 Prothonotary

Seal of the Court

By: Elizabeth A. Brunner
 Deputy

DATE

3/30/1994

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; Writ issued _____ (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 :
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, JUNE 30 1994 at
1000 A.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

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

OF COUNSEL
—
JOHN W. BOUR
JOSEPH E. GALLAGHER

VINCENT S. CIMINI
DANIEL A. PERRY

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:

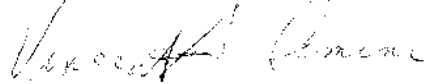
1. Notice of Sheriff's Sale of Real Property (with four copies);
2. Affidavit Pursuant to Rule 3129.1;
3. Affidavit of Non-military Service;
4. Addressed envelope to Tax Claim Bureau of Columbia County with attached Certificate of Mailing;
5. Addressed envelope to Defendant with Certified Mail Card and Return Receipt;
6. 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,

A handwritten signature in cursive script, appearing to read "Vincent S. Cimini".

Vincent S. Cimini

VSC/ds

Enc.

cc: Richard Spinicci

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.

PLAINTIFF

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1810 CD Term, 19 92

Ronald Knight (Trustee of Knight Children's
Trust)

DEFENDANT

WRIT of Execution--Mortgage Foreclosure 24-199

ISSUED March 30-1994

NOW, May 6

19 94

Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County, Wilkes-Barre
Penna.

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is Ronald Knight, 2 Estate Drive, Sugarloaf, Pa.

NOTE: Check No. 6795 in the amount of
\$24.00 to Luzerne Co. Sheriff.

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, 19 , at o'clock M, served the
within upon
at by handing to

a true and attested copy of the
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of

19

Sheriff

Notary Public

BY:

Deputy Sheriff

19. See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff



60-56
313

CHECK NO.

18428

PAY

018428

TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY

DATE

03/24/1994

CHECK AMOUNT

\$750.00*

CHIEF FINANCIAL OFFICER

John W. Dennis

⑈018428⑈ ⑆031300562⑆ ⑈7000⑈031⑈0⑈

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

2. 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: March 28, 1994

FOLEY, COGNETTI & COMERFORD

BY: Vincent S. Cimini
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:

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; Writ issued March 30, 1989 (date).

FOLEY, COGNETTI & COMERFORD
Attorneys

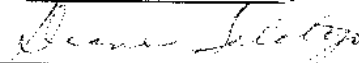
FIRST EASTERN BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
	:	
vs.	:	CIVIL ACTION - LAW
	:	
RONALD R. KNIGHT, Trustee	:	
of KNIGHT CHILDREN'S	:	
TRUST,	:	
Defendant	:	NO. 1810 CD of 92

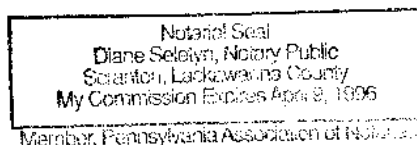
AFFIDAVIT OF NON-MILITARY SERVICE

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.


Vincent S. Cimini

Sworn to and subscribed
before me this 28th day
of March, 1994.


Notary Public



SHERIFF'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 DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE BY VENDUE OR OUTCRY 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 FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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; Writ issued March 30, 1994 (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, balance 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

SHERIFF'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 DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE BY VENDUE OR OUTCRY 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 FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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; Writ issued March 30, 1994 (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, balance 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

SHERIFF'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 DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE BY VENDUE OR OUTCRY 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 FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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; Writ issued March 30, 1994 (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, balance 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