

*Heywood Eric Becker, Esq.*

ATTORNEY AT LAW

ADMITTED TO THE PRACTICE OF LAW  
IN PENNSYLVANIA AND NEW JERSEY

LAW OFFICES  
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(215) 297 0700 VOICE

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heywood@comcat.com

# SHERIFF'S SALE

---

BY VIRTUE OF WRIT OF EXECUTION 99- SMF-000073 TO ME DIRECTED  
BY THE COURTS, THERE WILL BE SOLD AT PUBLIC SALE, ON  
MONDAY AUGUST 16, 1999 AT 09 : 00 O'CLOCK A M AT  
COLUMBIA COUNTY SHERIFF'S OFFICE IN THE TOWN  
OF BLOOMSBURG, PA COUNTY OF COLUMBIA AND STATE OF  
PENNSYLVANIA, THE FOLLOWING ARTICLES OF PERSONAL PROPERTY, TO WIT:

---

ALL STOCKS OF RJS ENTERPRISES  
INCORPORATED.

---

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE  
DEFENDANT(S) AND NOT ENUMBERATED:

SEIZED AND TAKEN INTO EXECUTION AS THE PROPERTY OF  
STROUSE, RICHARD AT 2 SONNY ROAD  
BERWICK, PA 18603

AND TO BE SOLD BY HARRY A ROADARMEL JR, SHERIFF OF COLUMBIA  
COUNTY, BLOOMSBURG, PA 17815 (717-389-5622).

# SHERIFF'S SALE

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BY VIRTUE OF WRIT OF EXECUTION 99- SMF-000073 TO ME DIRECTED  
BY THE COURTS, THERE WILL BE SOLD AT PUBLIC SALE, ON  
MONDAY AUGUST 16, 1999 AT 09 : 00 O'CLOCK A M AT  
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AND TO BE SOLD BY HARRY A ROADARMEL JR, SHERIFF OF COLUMBIA  
COUNTY, BLOOMSBURG, PA 17815 (717-389-5622).

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST

Plaintiff

v.

CASE NO. 98-JU-1565

73-ED-1999

PRAECIPE FOR  
WRIT OF EXECUTION

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

TO THE PROTHONOTARY: ISSUE WRIT OF EXECUTION IN THE ABOVE MATTER

- (1) Directed to the Sheriff of Columbia County, Penna.;
- (2) Against Richard E. Strouse and Joyce Strouse Defendant(s)
- (3) And against \_\_\_\_\_ Garnishee(s)
- (4) And index this Writ
- (a) against Richard E. Strouse and Joyce Strouse Defendant(s) and
- (b) against \_\_\_\_\_ Garnishee(s)

as a lis pendens against the real property of the defendant(s) in the name of the garnishee(s) as follows:  
(Specifically describe property)

(5) Amount Due

Interest from

Atty. Com.

Total

Inquisition and Exemption (is) (is not) Waived.

Dated 7-18-99

\$410,320.30  
135,405.69  
27,286.30

plus costs, \$

Attorney for the Plaintiff(s)

Under paragraph (1) when the writ is directed to the sheriff of another county as authorized by Rule 3103(b), the county should be indicated.

Under Rule 3103(c) a writ issued on a transferred judgment may be directed only to the sheriff of the county in which issued.

Paragraph (3) above should be completed only if a named garnishee is to be included in the writ.

Paragraph (4) (a) should be completed only if indexing of the execution in the county of issuance, is desired as authorized by Rule 3104(a).

When the writ issues to another county indexing is required as of course in that county by the prothonotary. See Rule 3104(b).

Paragraph (4) (b) should be completed only if real property in the name of a garnishee is attached and indexing as a lis pendens is desired. See Rule 3104(c).

**WRIT OF EXECUTION – (JUDGMENT EXECUTION)**

**Pa.R.C.P. 3129.1 et seq.**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER,  
INC.  
RICHARD E. STROUSE,  
JOYCE STROUSE  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CASE NO. 98JU-1565

WRIT OF EXECUTION  
(JUDGMENT EXECUTION)

*73-ED 1999*

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to  
levy upon and sell the following described property (specifically described as below):

PERSONAL PROPERTY: ALL OF THE STOCK OF RJS ENTERPRISES INC., AS  
DESCRIBED ON THE SCHEDULE ATTACHED.

AMOUNT DUE	\$410,320.30
INTEREST FROM 2/3/93 – 1/7/99	\$135,405.69
ATTY COMMISSION	\$ 27,286.30
<b>TOTAL</b>	<b>\$573,012.29</b>

*Shirley D. Malone*  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: *July 16, 1999*

BY: \_\_\_\_\_  
PROT. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 2000  
Deputy

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST

Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE

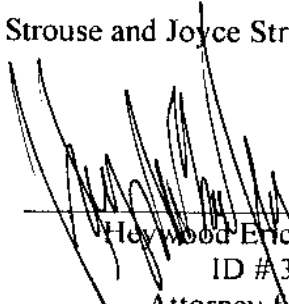
Defendants

CASE NO. 98-JU-1565

*113-ED 1999*

**TO THE SHERIFF OF COLUMBIA COUNTY:**

Please levy and sell all of the shares of stock in RJS Enterprises Inc. owned by the defendants, Richard E. Strouse and Joyce Strouse in your possession.

  
\_\_\_\_\_  
Heywood Eric Becker, Esq.  
ID #31167  
Attorney for Plaintiff  
P.O. Box 180  
Carversville, PA 18913  
(215) 297-0700

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST

Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE

Defendants

CASE NO. 98-JU-1565

73 ED -1999

**NOTICE OF SHERIFF'S SALE OF PERSONAL PROPERTY**

**TO: Richard E. Strouse and Joyce Strouse, Defendants herein and owners of the personal property hereinafter described and all persons with an interest in the personal property hereinafter described:**

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above captioned judgment entered in Columbia County on or about November 10, 1998, in the amount of \$545,725.99 obtained by the Plaintiffs in this matter, and directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Bloomsburg, Columbia County, PA, on \_\_\_\_\_, at 10:30AM, in the forenoon of the said day, all your right, title and interest in and to ALL your shares of stock in RJS Enterprises Inc.

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 that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY:

---

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

CASE NO. 98-JU-1565

73-ED-1999

v.  
CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

**CLAIM FOR EXEMPTION**

To the Sheriff:

I, the above-named defendant, claim exemption of my property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300. statutory exemption be

☐ (i) set aside in kind(specify property to be set aside in kind):

---

☐ (i) paid in cash following the sale of the property levied upon, or

(b) I claim the following exemption (specify property and basis for exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

---

(a) my \$300. statutory exemption ☐ in cash; ☐ in kind (specify property):

---

(b) Social Security benefits on deposit in the amount of \$\_\_\_\_\_;

(c) other (specify amount and basis of exemption):

---

I request a prompt court hearing to determine the exemption. notice of the hearing shall be given to me at:

---

(Address)

---

(Telephone Number)

I verify the statements made in this Claim for Exemption are true and correct. 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: \_\_\_\_\_

---

Defendant



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

CASE NO. 98-JU-1565

*73-ED-1999*

v.  
CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

**NOTICE UNDER RULE 2958.1 OF JUDGEMENT  
AND EXECUTION THEREON  
NOTICE OF DEFENDANT'S RIGHTS**

TO: Richard E. Strouse

A judgment in the amount of \$545,725.99 has been entered against you and in favor of the plaintiff on or about November 10, 1998, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the Sheriff to levy upon and sell certain personal property owned by you to pay the judgment. The Sheriff's Sale is scheduled for

You may have legal rights to defeat the judgment or to prevent or delay the Sheriff's Sale.

1. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.
2. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED UPON YOU OR YOU MAY LOSE YOUR RIGHTS.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:**

PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
1-800-692-7375

SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(717) OR (570) 784-8760

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

CASE NO. 13 L 1999

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

**NOTICE UNDER RULE 2958.1 OF JUDGEMENT  
AND EXECUTION THEREON  
NOTICE OF DEFENDANT'S RIGHTS**

TO: Joyce Strouse

A judgment in the amount of \$545,725.99 has been entered against you and in favor of the plaintiff on or about November 10, 1998, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the Sheriff to levy upon and sell certain personal property owned by you to pay the judgment. The Sheriff's Sale is scheduled for

You may have legal rights to defeat the judgment or to prevent or delay the Sheriff's Sale.

1. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.
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**WRIT OF EXECUTION – (JUDGMENT EXECUTION)**

**Pa.R.C.P. 3129.1 et seq.**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER,  
INC.  
RICHARD E. STROUSE,  
JOYCE STROUSE  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CASE NO. 98JU-1565

WRIT OF EXECUTION  
(JUDGMENT EXECUTION)

73 ED. 1999

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to  
levy upon and sell the following described property (specifically described as below):

PERSONAL PROPERTY: ALL OF THE STOCK OF RJS ENTERPRISES INC., AS  
DESCRIBED ON THE SCHEDULE ATTACHED.

AMOUNT DUE	\$410,320.30
INTEREST FROM 2/3/93 – 1/7/99	\$135,405.69
ATTY COMMISSION	\$ 27,286.30
<b>TOTAL</b>	<b>\$573,012.29</b>

Thomas A. Strouse  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 2000

Dated: July 16, 1999

BY: \_\_\_\_\_ Deputy

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION

CASE NO. 98-JU-1565

formerly known as

FIRST EASTERN BANK, N.A.,

assigned and marked to the use of

RINEK ROPE CO., INC.

assigned and marked to the use of

FISHING CREEK TRUST

Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,

RICHARD E. STROUSE,

JOYCE STROUSE,

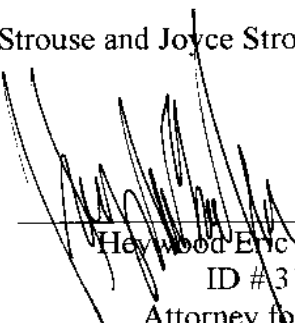
d/b/a CHAR-MUND NURSING HOME, and

KRISTEN STROUSE

Defendants

**TO THE SHERIFF OF COLUMBIA COUNTY:**

Please levy and sell all of the shares of stock in RJS Enterprises Inc. owned by the defendants, Richard E. Strouse and Joyce Strouse in your possession.



---

Heywood Eric Becker, Esq.

ID #31167

Attorney for Plaintiff

P.O. Box 180

Carversville, PA 18913

(215) 297-0700

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
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Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE

Defendants

CASE NO. 98-JU-1565

**NOTICE OF SHERIFF'S SALE OF PERSONAL PROPERTY**

**TO: Richard E. Strouse and Joyce Strouse, Defendants herein and owners of the personal property hereinafter described and all persons with an interest in the personal property hereinafter described:**

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above captioned judgment entered in Columbia County on or about November 10, 1998, in the amount of \$545,725.99 obtained by the Plaintiffs in this matter, and directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Bloomsburg, Columbia County, PA, on \_\_\_\_\_, at 10:30AM, in the forenoon of the said day, all your right, title and interest in and to ALL your shares of stock in RJS Enterprises Inc.

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 that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY:

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**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
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assigned and marked to the use of  
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Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE

Defendants

CASE NO. 98-JU-1565

**NOTICE UNDER RULE 2958.1 OF JUDGEMENT  
AND EXECUTION THEREON  
NOTICE OF DEFENDANT'S RIGHTS**

TO: Richard E. Strouse

A judgment in the amount of \$545,725.99 has been entered against you and in favor of the plaintiff on or about November 10, 1998, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the Sheriff to levy upon and sell certain personal property owned by you to pay the judgment. The Sheriff's Sale is scheduled for

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Plaintiff

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE

Defendants

CASE NO. 13 L 1999

**NOTICE UNDER RULE 2958.1 OF JUDGEMENT  
AND EXECUTION THEREON  
NOTICE OF DEFENDANT'S RIGHTS**

TO: Joyce Strouse

A judgment in the amount of \$545,725.99 has been entered against you and in favor of the plaintiff on or about November 10, 1998, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the Sheriff to levy upon and sell certain personal property owned by you to pay the judgment. The Sheriff's Sale is scheduled for

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**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION : LAW**

PNC BANK, NATIONAL ASSOCIATION  
formerly known as  
FIRST EASTERN BANK, N.A.,  
assigned and marked to the use of  
RINEK ROPE CO., INC.  
assigned and marked to the use of  
FISHING CREEK TRUST  
Plaintiff

CASE NO. 98-JU-1565

v.

CREEKSIDE HEALTH CARE CENTER, INC.,  
RICHARD E. STROUSE,  
JOYCE STROUSE,  
d/b/a CHAR-MUND NURSING HOME, and  
KRISTEN STROUSE  
Defendants

**CLAIM FOR EXEMPTION**

To the Sheriff:

I, the above-named defendant, claim exemption of my property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300. statutory exemption be

☐ (i) set aside in kind(specify property to be set aside in kind):

---

☐ (i) paid in cash following the sale of the property levied upon. or

(b) I claim the following exemption (specify property and basis for exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

---

(a) my \$300. statutory exemption ☐ in cash; ☐ in kind (specify property):

---

(b) Social Security benefits on deposit in the amount of \$ \_\_\_\_\_;

(c) other (specify amount and basis of exemption);

---

I request a prompt court hearing to determine the exemption. notice of the hearing shall be given to me at:

---

(Address)

---

(Telephone Number)

I verify the statements made in this Claim for Exemption are true and correct. 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: \_\_\_\_\_

\_\_\_\_\_  
Defendant



*Heywood Eric Becker, Esq.*

ATTORNEY AT LAW

ADMITTED TO THE PRACTICE OF LAW  
IN PENNSYLVANIA AND NEW JERSEY

LAW OFFICES  
POST OFFICE BOX 180  
CARVERSVILLE, BUCKS COUNTY  
PENNSYLVANIA  
18913-0180

(215) 297 0700 VOICE  
(215) 297 5992 FAX

heywood@comcat.com

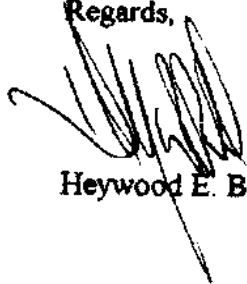
July 22, 1999

Mr. Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Courthouse  
Via fax to 570 784 0257  
Bloomsburg, PA

Dear Sheriff:

Rule 3128 appears to be the only rule governing how soon a sale of personal property can take place. Since it requires a minimum of 6 days notice, such a sale could be held as soon as 7 days after levy! However, I leave it to your discretion to pick the date, but might suggest that 10 is a nice, round number.

Regards,



Heywood E. Becker

HEYWOOD ERIC BECKER, ESQ.  
ATTORNEY'S ACCOUNT  
POINT PLEASANT, PA 18950-0567

SOVEREIGN BANK, FSB  
DOYLESTOWN, PA 18901  
60-7269/2313

4025

7/13/1999

PAY TO THE  
ORDER OF Sheriff of Columbia County

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\*

DOLLARS  
Security features  
included.  
Details on back.

MEMO deposit for service of Writ

⑈004025⑈ ⑆231372691⑆025 0721023282⑈

