

# SHERIFF'S SALE COST SHEET

Benton Munc. Water-Sewer vs. Arthur Zimmerman  
 NO. 17-00 ED NO. 106-99 JD DATE/TIME OF SALE

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 135.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 13.92
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 18.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 4.50
NOTARY	\$ 8.00
TOTAL ***** \$ 266.92	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 500.96
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ 575.96	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ -0-	

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$
SCHOOL DIST.	20	\$
DELINQUENT	20	\$
TOTAL ***** \$ -0-		

MUNICIPAL FEES DUE:

SEWER	20	\$
WATER	20	\$
TOTAL ***** \$ -0-		

SURCHARGE FEE (DSTE)	\$ 100.00
MISC.	\$
	\$
TOTAL ***** \$ Dep. 1200.00	

TOTAL COSTS (OPENING BID) \$ 942.88

Refund 257.12

United States Bankruptcy Court <i>Middle</i> District of <i>PA.</i>		VOLUNTARY PETITION
IN RE (Name of debtor — if individual, enter Last, First, Middle) <b>Art J. Zimmerman</b>		NAME OF JOINT DEBTOR (Spouse) (Last, First, Middle)
ALL OTHER NAMES used by the debtor in the last 8 years (include married, maiden, and trade names)		ALL OTHER NAMES used by the joint debtor in the last 8 years (include married, maiden, and trade names) <b>5 00 00969</b>
SOC. SEC./TAX ID. NO. (if more than one, state all) <b>164-32-9319-</b>		SOC. SEC./TAX ID. NO. (if more than one, state all)
STREET ADDRESS OF DEBTOR (No. and street, city, state, and zip code) <b>30126 Fifth St Benton</b>		STREET ADDRESS OF JOINT DEBTOR (No. and street, city, state, and zip code)
COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS <b>Columbia</b>		COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS
MAILING ADDRESS OF DEBTOR (if different from street address) <b>Same.</b>		MAILING ADDRESS OF JOINT DEBTOR (if different from street address)
LOCATION OF PRINCIPAL ASSETS OF BUSINESS DEBTOR (if different from addresses listed above)		VENUE (Check one box) <input type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in the District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in the District.
INFORMATION REGARDING DEBTOR (Check applicable boxes)		
TYPE OF DEBTOR <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Joint (Husband & Wife) <input type="checkbox"/> Partnership <input type="checkbox"/> Other _____  NATURE OF DEBT <input type="checkbox"/> Non-Business/Consumer <input type="checkbox"/> Business—Complete A & B below  A. TYPE OF BUSINESS (Check one box) <input type="checkbox"/> Farming <input type="checkbox"/> Professional <input type="checkbox"/> Retail/Wholesale <input type="checkbox"/> Railroad <input type="checkbox"/> Transportation <input type="checkbox"/> Manufacturing <input type="checkbox"/> Mining <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Construction <input type="checkbox"/> Real Estate <input type="checkbox"/> Other Business  B. BRIEFLY DESCRIBE NATURE OF BUSINESS		CHAPTER OR SECTION OF BANKRUPTCY CODE UNDER WHICH THE PETITION IS FILED (Check one box) <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Sec. 304—Case Ancillary to Foreign Proceeding  FILING FEE (Check one box) <input checked="" type="checkbox"/> Filing fee attached <input type="checkbox"/> Filing fee to be paid in installments. (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1009(b); see Official Form No. 3.  NAME AND ADDRESS OF LAW FIRM OR ATTORNEY <b>Michael R. Lynn Esq. 115 Irow St Blomberg PA 17805</b> Telephone No. <b>(570) 784-3701</b> NAME(S) OF ATTORNEY(S) DESIGNATED TO REPRESENT THE DEBTOR (Print or Type Name) <b>S.A.A.</b> <input type="checkbox"/> Debtor is not represented by an attorney
STATISTICAL ADMINISTRATIVE INFORMATION (28 U.S.C. § 604) (Estimates only) (Check applicable boxes)		
<input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		
ESTIMATED NUMBER OF CREDITORS		
<input checked="" type="checkbox"/> 1-15	<input type="checkbox"/> 16-19	<input type="checkbox"/> 50-99
<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-999	<input type="checkbox"/> 1000-over
ESTIMATED ASSETS (in thousands of dollars)		
<input type="checkbox"/> Under 50	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-499
<input type="checkbox"/> 500-999	<input type="checkbox"/> 1000-9999	<input type="checkbox"/> 10,000-99,999
<input type="checkbox"/> 100,000-over		
ESTIMATED LIABILITIES (in thousands of dollars)		
<input type="checkbox"/> Under 50	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-499
<input type="checkbox"/> 500-999	<input type="checkbox"/> 1000-9999	<input type="checkbox"/> 10,000-99,999
<input type="checkbox"/> 100,000-over		
EST. NO. OF EMPLOYEES—CH. 11 & 12 ONLY		
<input type="checkbox"/> 0	<input type="checkbox"/> 1-19	<input type="checkbox"/> 20-99
<input type="checkbox"/> 100-999	<input type="checkbox"/> 1000-over	
EST. NO. OF EQUITY SECURITY HOLDERS—CH. 11 & 12 ONLY		
<input type="checkbox"/> 0	<input type="checkbox"/> 1-19	<input type="checkbox"/> 20-99
<input type="checkbox"/> 100-499	<input type="checkbox"/> 500-over	

THIS SPACE FOR COURT USE ONLY

**FILED**  
**WILKES-BARRE, PA**  
**00 MAR 22 PM 12:05**  
**CLERK OF THE BANKRUPTCY COURT**

**RELIEF**  
**Ordered**

FORM 1. VOLUNTARY PETITION

PLEASE REMOVE PINK COPY BEFORE USING

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Benjamin M. Water, Sheriff VS Norman S. Zimmerman

NO. 17-2000 E.D. NO. 106-00 J.D. DATE OF SALE 8-23-20<sup>00</sup> TIME OF SALE 1000

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	135.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	12.97
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	15.-
POSTING HANDBILLS	10.-
CRYING?ADJOURN SALE (EACH SALE)	10.-
SHERIFF'S DEED	45.-
TRANSFER TAX FORM	25.-
DISTRIBUTION FORM	25.-
OTHER <u>copies</u>	8.50
<u>Notary</u>	8.00

TOTAL.....\$ 346.92

PRESS-ENTERPRISE INC	\$ 500.96
SOLICITOR'S SERVICES	75.-

TOTAL.....\$ 575.96

PROTHONOTARY (NOTARY)	\$ 10.-
RECORDER OF DEEDS	29.50

OTHER

TOTAL.....\$ 39.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 1998, 1999	\$ 2404.64

TOTAL.....\$ 2404.64

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$
WATER--MUNICIPAL	19	\$

TOTAL.....\$ 4261.40

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 100.-

MISCELLANEOUS	\$
	\$

TOTAL.....\$

TOTAL COSTS (OPEN BID).....\$ 7728.46

United States Bankruptcy Court  
Middle District of Pennsylvania

VOLUNTARY PETITION

Name of Debtor - (If individual, enter Last, First, Middle):

GROOME, JR., SAMUEL W.

Name of Joint Debtor (Spouse) (Last, First, Middle):

GROOME, TAMMY

All Other Names used by the Debtor in the last 6 years  
(include married, maiden, and trade names):

All Other Names used by the Joint Debtor in the last 6 years  
(include married, maiden, and trade names):

Soc. Sec./Tax I.D. No. (if more than one, state all):

175-58-7121

Soc. Sec./Tax I.D. No. (if more than one, state all):

590-36-9619

Street Address of Debtor (No. Street, City, State Zip Code):

R.R.2, BOX 2597

Street Address of Joint Debtor (No. Street, City, State Zip Code):

R.R.2, BOX 2597

BERWICK, PA 18603

BERWICK, PA 18603

County of Residence or of the  
Principal Place of Business:

COLUMBIA

County of Residence or of the  
Principal Place of Business:

COLUMBIA

Mailing Address of Debtor (if different from street address):

Mailing Address of Joint Debtor (if different from street address):

Location of Principal Assets of Business Debtor:  
(if different from address listed above)

Attorney for Debtor:

Information Regarding the Debtor (Check the Applicable Boxes)

Venue (Check any applicable box)

☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Type of Debtor (Check all boxes that apply)

☒ Individual(s)

☐ Railroad

☐ Corporation

☐ Stockbroker

☐ Partnership

☐ Commodity Broker

☐ Other

Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box)

☐ Chapter 7

☐ Chapter 11

☒ Chapter 13

☐ Chapter 9

☐ Chapter 12

☐ Sec. 304 - Case Ancillary to Foreign Proceeding

Nature of Debt (Check one box)

☒ Consumer/Non-Business

☐ Business

Filing Fee (Check one box)

☒ Filing fee attached

Chapter 11 Small Business (Check all boxes that apply)

☐ Debtor is a small business as defined in 11 U.S.C. § 101.

☐ Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e). (Optional)

☐ Filing fee to be paid in installments. (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.

Statistical/Administrative Information (Estimates only)

☐ Debtor estimates that funds will be available for distribution to unsecured creditors.

☒ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

1-15	16-49	50-99	100-199	200-999	1000-over
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estimated Assets

\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estimated Debts

\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THIS SPACE FOR COURT USE ONLY

2009 AUG -2 PM 1:22

# Voluntary Petition

(This page must be completed and filed in every case).

Name of Debtor(s):

GROOME, JR., SAMUEL W. and GROOME, TAMMY

## Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheets)

Location

Where Filed: MIDDLE DISTRICT OF PA.

Case Number

5-00-00920

Date Filed

3/20/00

## Pending Bankruptcy Case Filed By Any Spouse, Partner Or Affiliate Of This Debtor (If more than one, attach additional sheet)

Name of Debtor

NONE

District

Case Number

5-00-00697

Date Filed

Relationship

Judge

## SIGNATURES

### Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

(If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7) I am aware that I may proceed under chapter 7, 11, 12 and 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X *Samuel W. Groome Jr*  
Signature of Debtor

X *Tammy L. Groome*  
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date 8-2-00

Signature of Attorney

X

Signature of Attorney for Debtor(s)

Printed Name of Attorney for Debtor(s)

Firm Name

Address

Telephone Number

FAX Number

Date

### Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition

### Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X

Signature of Attorney for Debtor(s)

Date

### Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

### Signature of Non-Attorney Petition Preparer

I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.

Printed or Typed Name of Bankruptcy Petition Preparer

Social Security Number

Firm Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate official form for each person.

Signature of Bankruptcy Petition Preparer

Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

**MICHAEL R. LYNN**  
**LAW OFFICES**  
115 Iron Street  
Bloomsburg, Pa. 17815

---

Phone: 570-784-3701

Fax: 570-784-3613

E-mail: Mlynnlawyour@AOL.com

---

Date: 03/22/00

**FACSIMILE TRANSMISSION**

To: Sheriff's Office, Columbia County  
Attention: Harry Roadarmel

Mike Gregorowicz, Esq.

Fax number: 389-5625  
387-1477

Regarding: **Benton Municipal Water and Sewer v Arthur Zimmerman**  
**No. 106 of 1999**  
**17-ED -2000**

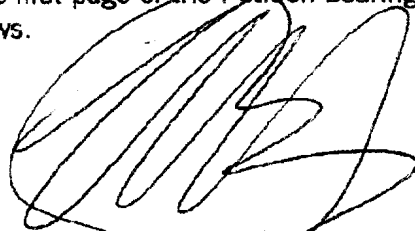
Message: Gentlemen:

This is to formally advise that relief has been ordered by the U.S. Bankruptcy Court for the Middle District of PA. to No. 5-00-00969, this date at 12:05 p.m. on the Voluntary Chapter 7 Petition of Arthur Zimmerman.

This should act to stay the pending sale of Mr. Zimmerman's real property in the above referenced matter.

A facsimile of the first page of the Petition bearing docket verification follows.

Thank you.



*This is a facsimile transmission from Attorney Michael R. Lynn consisting of 2 pages, including this Cover Sheet. If you do not receive the indicated number of pages or have any difficulty in receiving this transmission, please call the law office at (570) 784-3701.*

*The information contained in this message is privileged and confidential .Thank you.*



the reverse side?

**SENDER:**

- Complete items 1 a d Additional services.
- Complete items 3, 4, d
- 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.

I also will receive the following services (for an extra fee): 17-2000

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

Z 052 312003

- ☒ Certified  
☐ Insured

Merchandise ☐ COD

FEB 11 2000

Is your RETURN

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

*Samuel J. Ventura*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 Additional services.
- Complete items 3, 4a, and 4b.
- 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.

I also will receive the following services (for an extra fee): 17-2000

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

4a. Article Number

Z 052 311 926

Small Business Administration  
7 North Wilkes Barre Blvd.  
Wilkes-Barre, PA 18702-5241

4b. Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

2-11-00

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *William L. Dwyer*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 Additional services.
- Complete items 3, 4a, and 4b.
- 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.

I also will receive the following services (for an extra fee): 17-2000

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

4a. Article Number

Z 052 312 004

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

4b. Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

FEB 11 2000

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *William L. Dwyer*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.



COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date 3/9/00, \_\_\_\_\_

OWNER OR REPUTED OWNER

Zimmerman, Arthur J. & Gladys  
Owner since 3/72

DESCRIPTION OF PROPERTY

.48 Ac.

PARCEL NUMBER 02-01-007-00,000 IN Benton Boro Township  
Borough  
City

YEAR	TOTAL
1998 &	
1999	\$ 2,399.64
Lien	5.00
TOTAL	\$ 2,404.64

The above figures represent the amount(s) due during the month of  
April & May 2000, \_\_\_\_\_.

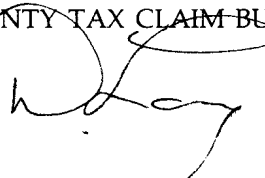
This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1999.

Excluding: Interim Tax Billings

Requested by: Harry Roardarmel Jr., Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Remco Murr, LLC VS Heather S. Zimmerman

NO. 17-2000 E.D. NO. 106-99 J.D.

DATE OF SALE: 2 22 2000

BID PRICE (INCLUDES COSTS) \$ \_\_\_\_\_

POUNDATE--2% OF BID PRICE \$ \_\_\_\_\_

TRANSFER TAX 2%, FAIR MARKET PRICE \$- \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ \_\_\_\_\_

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ \_\_\_\_\_

TOTAL DUE IN  
EIGHT DAYS \$ \_\_\_\_\_

LAW OFFICES  
**FRANK C. BAKER**

6009 COLUMBIA BLVD.  
BLOOMSBURG, PA 17815

(570) 387-0557  
FAX (570) 387-0163

March 22, 2000

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

RE: PP&L vs. Arthur Zimmerman  
Judgment No. 95-JU-70

Dear Sheriff:

The total amount due: \$3,673.65. The breakdown is as follows:

\$2,951.31 Owed to PPL  
+ 251.25 Court Costs  
+ 471.09 Interest

---

**\$3,673.65 GRAND TOTAL**

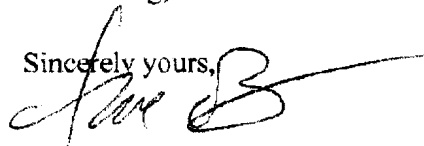
This figure will be good until March 31, 2000.

We will satisfy this Judgment in the above-referenced matter, providing that we receive payment in full.

Please make the check payable to:

Attorney Frank C. Baker  
6009 Columbia Boulevard  
Bloomsburg, PA 17815

Sincerely yours,



Frank C. Baker, Esquire

FCB/rmw

zimmerma.civ

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY, COUNTY OF COLUMBIA, PENNSYLVANIA

VS.

ARTHUR J. ZIMMERMAN

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH  
: NO. 106 OF 1999  
: *writ 17 of 2000*  
: MUNICIPAL LIEN

### WRIT OF EXECUTION

Commonwealth of Pennsylvania )  
County of Columbia )

To the Sheriff of Columbia County:

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

See attached description

Amount due	\$ 3,935.44
Attorney's fees pursuant to 53 P.S. § 7106	280.00
[Costs to be added]	\$
<i>claim fee</i>	<i>9.00 pd</i>
<i>writ</i>	<i>23.00 pd</i>
<i>judgment</i>	<i>14.00 pd</i>
<i>satisfy</i>	<i>7.00</i>
	<i>Stani B Kline</i>
	Prothonotary

Deputy

Seal of the Court

Date

*Feb 7, 2000*

*Sher. Costs 201.92*  
*\$ 4417.36*

*1000 Feb 27, 2000*

# This Deed,

Made the 21st day of March in the year of our  
Lord one thousand nine hundred and seventy-two (1972)

Between GLADYS I. ZIMMERMAN and ARTHUR J. ZIMMERMAN, her husband,  
both of the Borough of Benton, Columbia County, Pennsylvania,  
GRANTORS,

- A N D -

ARTHUR J. ZIMMERMAN and GLADYS I. ZIMMERMAN, his wife, both of  
the Borough of Benton, Columbia County, Pennsylvania, GRANTEES,

Witnesseth, that in consideration of ONE DOLLAR  
(\$1.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged; the Grantors do  
hereby grant and convey to the said Grantees, their Heirs and Assigns,  
as tenants by the entireties,

ALL THAT CERTAIN piece, or parcel of land situate in the Borough  
of Benton, County of Columbia and State of Pennsylvania, bounded  
and described as follows, to-wit:

BOUNDED on the north by what would be the center line of Church  
Street if extended on the same lines as at present; on the east by  
the right of way of the Reading Railroad; on the south by land of  
the Grantees and on the west by land of Paul Stevens.

BEING the same premises conveyed by Martin Appleman and Geraldine  
H. Appleman, his wife, by deed dated March 13, 1954, and recorded  
in the office of the Recorder of Deeds for Columbia County in Deed  
Book 218, page 350, to Robert M. Karns and Gladys I. Karns, his wife.

Affidavit as to true value  
in this case

ALSO, ALL THAT CERTAIN tract of land situate in the Borough of  
Benton, County of Columbia and State of Pennsylvania, bounded and  
described as follows, to-wit:

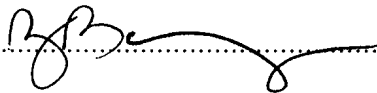
ON the north by land of Burr Appleman; on the south by other  
lands of now or formerly Maude Whitenight; on the east by Railroad  
Street; and on the west by lands of Paul Stevens; BEING 54-1/2 foot  
frontage on the western side of Railroad Street and extending a  
uniform depth of 166-1/2 feet to land of said Paul Stevens.

BEING the same premises which Maude Whitenight by her deed dated  
January 15, 1953, and recorded in the Office of the Recorder of Deeds  
for Columbia County, in Deed Book 162, page 256, granted and conveyed  
unto Robert M. Karns and Gladys I. Karns, his wife. The said Robert  
M. Karns died December 24, 1958, whereby the above described premises  
became vested solely in Gladys I. Karns, his wife. The said Gladys  
I. Karns intermarried with Arthur J. Zimmerman, the male Grantor  
herein.

DB # 255-423  
P. 423

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, 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 continuously in said Town, County and State since the day 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 March 2, 9, 16, 2000 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 is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

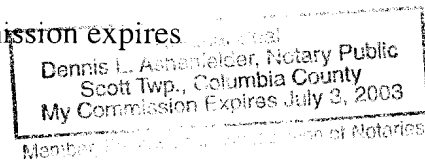
.....

Sworn and subscribed to before me this 17<sup>th</sup> day of MARCH, 2000

.....

(Notary Public)

My commission expires



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
HARRISBURG, VA 22801

PHONE  
(717) 367-5622

TELEPHONE  
(717) 367-6100

DATE: Feb. 28, 2000

RE: Sheriff's Sale Advertising Dates:

IMC Mortgage Co. vs. Samuel W. and Tammy L. Groome  
No. 19 of 2000 FD. No. 20 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week March 16, 2000 DATE OF SALE: April 6, 2000 at 0930

2nd week March 23, 2000

3rd week March 30, 2000

Feel free to contact me if you have any questions.

Respectfully

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

THE BENTON MUNICIPAL WATER AND	:	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY, COUNTY OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
COLUMBIA, PENNSYLVANIA	:	COLUMBIA COUNTY BRANCH
	:	NO. 106 OF 1999
VS.	:	<i>Writ 17th 2000</i>
ARTHUR J. ZIMMERMAN	:	MUNICIPAL LIEN

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY, COUNTY OF COLUMBIA, PENNSYLVANIA, 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 in the Borough of Benton, Parcel No. 02, 01-007-00:

See description marked Exhibit A, attached hereto and made a part hereof.

1. Name and address of owner or reputed owner:

Name	Address
Arthur J. Zimmerman	PO Box 126 Benton PA 17814

2. Name and address of defendant in the judgment:

Name	Address
Arthur J. Zimmerman	PO Box 126 Benton PA 17814



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

Name	Address
United States Department of Treasury 93-JU-000113	Philadelphia District
Berkheimer Associates 93-JU-001420	121 E 2 <sup>nd</sup> Street Berwick PA 18603
PP&L 95-JU-000070	c/o Frank C. Baker, Esq. 6009 New Berwick Hwy Bloomsburg PA 17815
Benton Municipal Water 97-ML-000008	PO Box 516 Benton PA 17814
County of Columbia 99-JU-001399	PO Box 380 Bloomsburg PA 17815
PP&L 1344 of 1990	PO Box 158 Montoursville PA 17754-0158
PP&L 1421 of 1990	PO Box 158 Montoursville PA 17754-0158
PP&L 1422 of 1990	PO Box 158 Montoursville PA 17754-0158

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

NONE

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

NONE

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

NONE

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

Name	Address
Larry Pavalonis Tenant in mobile home situate on subject property	Railroad Street Benton PA 17814

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 Feb 4, 2000

  
MICHAEL P. GREGOROWICZ  
Solicitor for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 204-6100

DATE: Feb. 7, 2000

RE: Sheriff's Sale Advertising Dates

Benton Sewer & Water Auth. vs. Arthur J. Zimmerman

No. 17 of 2000 P.D. No. 106 of 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week March 2, 2000 DATE OF SALE March 23, 2000 at 10:00 AM

2nd week March 9, 2000

3rd week March 16, 2000

Feel free to contact me if you have any questions.

Respectfully

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

# SHERIFF'S SALE

THURSDAY MARCH 23, 2000 at 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.17-2000 AND CIVIL WRIT NO. 106--1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

AND THAT CERTAIN piece, or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BOUNDED on the north by what would be the center line of Church Street if extended on the same lines as at present; on the east by the right of way of the Reading Railroad; on the south by land of the Grantees and on the west by land of Paul Stovens.

BEING the same premises conveyed by Martin Appleman and Geraldine H. Appleman, his wife, by deed dated March 13, 1954, and recorded in the office of the Recorder of Deeds for Columbia County in Deed Book 218, page 350, to Robert M. Karns and Gladys I. Karns, his wife.

ALSO, ALL THAT CERTAIN tract of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ON the north by land of Burr Appleman; on the south by other lands of now or formerly Maude Whitenight; on the east by Railroad Street; and on the west by lands of Paul Stovens; BEING 54-1/2 foot frontage on the western side of Railroad Street and extending a uniform depth of 166-1/2 feet to land of said Paul Stovens.

BEING the same promises which Maude Whitenight by her deed dated January 15, 1953, and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book 162, page 256, granted and conveyed unto Robert M. Karns and Gladys I. Karns, his wife. The said Robert M. Karns died December 24, 1958, whereby the above described premises became vested solely in Gladys I. Karns, his wife. The said Gladys I. Karns intermarried with Arthur J. Zimmerman, the male Grantor

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**Remaining Balance of Bid Price:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Date: Feb. 7, 2000

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re: Benton Sewer & Water Auth. VS. Arthur J. Zimmerman

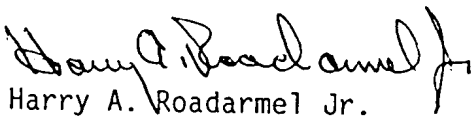
No: 17 of 2000 E.D. and J.D. 106 of 1999

To Whom it may concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

  
Harry A. Roadarmel Jr.

Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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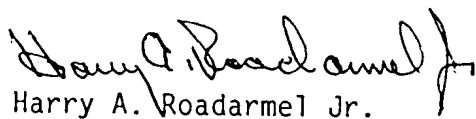
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Date: FEB. 7, 2000

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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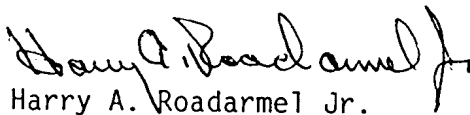
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Respectfully,

  
Harry A. Roadarmel Jr.

Sheriff of Columbia County

KREISHER AND GREGOROWICZ  
By: Michael P. Gregorowicz, Esquire  
Attorney I.D. # 30094  
401 South Market Street  
Bloomsburg, PA 17815  
(570) 784-5211

Attorney for Plaintiff

The Benton Municipal Water and  
Sewer Authority  
PO Box 516  
Benton, PA 17814  
Plaintiff,

v.

Arthur J. Zimmerman  
PO Box 126, Fifth Street  
Benton, PA 17814  
Defendant.

:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 106 of 1999  
: 17 – ED - 2000  
:  
:  
:  
:

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Arthur J. Zimmerman  
PO Box 126, Fifth Street  
Benton, PA 17814

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) situate in the Borough of Benton, County of Columbia and State of Pennsylvania, assigned Columbia County Tax Parcel No. 02, 01-007-00, more particularly described in Columbia County Deed Book 255 at Page 423 is scheduled to be sold at Sheriff's Sale on **March 23, 2000**, at **10:00 A.M.**, in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$3,935.44** obtained by Benton Municipal Water and Sewer Authority against you. If the Sale is postponed, the property will be relisted for Sale.

#### 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 cancelled if you pay to the Benton Municipal Water and Sewer Authority, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (570) 784-5211.



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 better chance you will have of stopping the Sale. (See the Notice below on 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 (570) 784-5211.
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 (570) 784-5211.
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 real estate. A Schedule of Distribution of the money bid for real estate 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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 LEGAL HELP.**

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

KREISHER AND GREGOROWICZ  
By: Michael P. Gregorowicz, Esquire  
Attorney I.D. # 30094  
401 South Market Street  
Bloomsburg, PA 17815  
(570) 784-5211

Attorney for Plaintiff

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PO Box 516  
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SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SUGGESTED WORKSHEET OUTLINE

PHONE  
(717) 309-5672

24 HOUR PHONE  
(717) 704-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~100.00~~

\* 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

POST ALL DATES ON CALENDAR

\* 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

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

The Benton Municipal Water and  
Sewer Authority  
PO Box 516  
Benton, PA 17814  
Plaintiff,

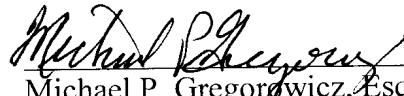
v.

Arthur J. Zimmerman  
PO Box 126, Fifth Street  
Benton, PA 17814  
Defendant.

:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: NO. 106 of 1999  
: 17 – ED - 2000  
:  
:  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE  
:  
:

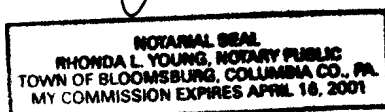
### AFFIDAVIT OF NON-MILITARY SERVICE

Michael P. Gregorowicz, Esquire, being duly sworn according to law, deposes and says that he is the Solicitor for the Benton Municipal Water and Sewer Authority, the plaintiff in this action, that he makes this affidavit on the behalf of the within plaintiff, being authorized so to do, and that he knows of his own personal knowledge, and therefore avers, that defendant, Arthur J. Zimmerman, is not in the military service of the United States or its allies, or otherwise subject to the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1904 and its amendments, 50 U.S.C. App. § 501 et seq.

  
Michael P. Gregorowicz, Esquire  
Solicitor for the Benton Municipal Water  
and Sewer Authority

SWORN AND SUBSCRIBED  
BEFORE ME THIS 9th DAY  
OF February, 2000

  
NOTARY PUBLIC



The Benton Municipal Water and  
Sewer Authority  
PO Box 516  
Benton, PA 17814  
Plaintiff,

v.

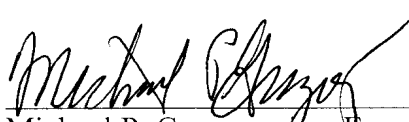
Arthur J. Zimmerman  
PO Box 126, Fifth Street  
Benton, PA 17814  
Defendant.

:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: NO. 106 of 1999  
: 17 – ED - 2000  
:  
:  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE  
:  
:

### **CERTIFICATE OF RESIDENCE OF THE PARTIES**

I certify that I am the Solicitor for the plaintiff, Benton Municipal Water and Sewer Authority, and that the business address of the plaintiff is PO Box 516, Benton, PA 17814, and that defendant, Arthur J. Zimmerman, resides at PO Box 126, Fifth Street, Benton, PA 17814. I understand that false statements made in this certificate are subject to the penalties of 18 Pa. Cons. Stat. Ann. § 4904, relating to unsworn falsification to authorities.

Date: 2-8-00

  
\_\_\_\_\_  
Michael P. Gregorowicz, Esquire  
Solicitor for Benton Municipal Water  
and Sewer Authority



The Benton Municipal Water and  
Sewer Authority  
PO Box 516  
Benton, PA 17814  
Plaintiff,

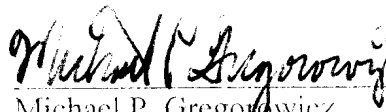
v.

Arthur J. Zimmerman  
PO Box 126, Fifth Street  
Benton, PA 17814  
Defendant.

:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: NO. 106 of 1999  
: 17 – ED - 2000  
:  
:  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE  
:  
:

**WAIVER OF WATCHMAN**

I, Michael P. Gregorowicz, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

  
Michael P. Gregorowicz  
Attorney for Plaintiff

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY, COUNTY OF COLUMBIA, PENNSYLVANIA

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH  
: NO. 106 OF 1999

VS.

ARTHUR J. ZIMMERMAN

:  
: *Writ 17 of 2000*  
:  
: MUNICIPAL LIEN

### WRIT OF EXECUTION

Commonwealth of Pennsylvania )  
County of Columbia )

To the Sheriff of Columbia County:

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

See attached description

Amount due  
Attorney's fees pursuant to 53 P.S. § 7106  
[Costs to be added]

\$ 3,935.44

280.00

\$

*Claim fee*  
*Writ*  
*Judgment*  
*Satisfy*

*9.00 pd*  
*23.00 pd*  
*14.00 pd*  
*7.00*

*Therese B. Kline*

Prothonotary

Deputy

Seal of the Court

Date *Feb. 7, 2000*

# This Deed,

Made the 21<sup>st</sup> day of March in the year of our Lord one thousand nine hundred and seventy-two (1972)

Between GLADYS I. ZIMMERMAN and ARTHUR J. ZIMMERMAN, her husband, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTORS,

- A N D -

ARTHUR J. ZIMMERMAN and GLADYS I. ZIMMERMAN, his wife, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTEES,

Witnesseth, that in consideration of ONE DOLLAR (\$1.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns, as tenants by the entireties,

ALL THAT CERTAIN piece, or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BOUNDED on the north by what would be the center line of Church Street if extended on the same lines as at present; on the east by the right of way of the Reading Railroad; on the south by land of the Grantees and on the west by land of Paul Stevens.

BEING the same premises conveyed by Martin Appleman and Geraldine H. Appleman, his wife, by deed dated March 13, 1954, and recorded in the office of the Recorder of Deeds for Columbia County in Deed Book 218, page 350, to Robert M. Karns and Gladys I. Karns, his wife.

ALSO, ALL THAT CERTAIN tract of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ON the north by land of Burr Appleman; on the south by other lands of now or formerly Maude Whitenight; on the east by Railroad Street; and on the west by lands of Paul Stevens; BEING 54-1/2 foot frontage on the western side of Railroad Street and extending a uniform depth of 166-1/2 feet to land of said Paul Stevens.

BEING the same premises which Maude Whitenight by her deed dated January 15, 1953, and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book 162, page 256, granted and conveyed unto Robert M. Karns and Gladys I. Karns, his wife. The said Robert M. Karns died December 24, 1958, whereby the above described premises became vested solely in Gladys I. Karns, his wife. The said Gladys I. Karns intermarried with Arthur J. Zimmerman, the male Grantor herein.

DB # 255-423  
P.

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY, COUNTY OF COLUMBIA, PENNSYLVANIA

VS.

ARTHUR J. ZIMMERMAN

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH  
: NO. 106 OF 1999

: *writ 17 of 2000*  
: MUNICIPAL LIEN

### WRIT OF EXECUTION

Commonwealth of Pennsylvania )  
County of Columbia )

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See attached description

Amount due	\$ 3,935.44
Attorney's fees pursuant to 53 P.S. § 7106	280.00
[Costs to be added]	\$
<i>claim fee</i>	<i>9.00 pd</i>
<i>writ</i>	<i>23.00 pd</i>
<i>judgment</i>	<i>14.00 pd</i>
<i>Satisfy</i>	<i>7.00</i>

*Jami B. Kline*  
Prothonotary

Deputy

Seal of the Court

Date *Feb 7, 2000*

# This Deed,

Made the 21<sup>st</sup> day of March in the year of our Lord one thousand nine hundred and seventy-two (1972)

Between GLADYS I. ZIMMERMAN and ARTHUR J. ZIMMERMAN, her husband, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTORS,

- A N D -

ARTHUR J. ZIMMERMAN and GLADYS I. ZIMMERMAN, his wife, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTEES,

Witnesseth, that in consideration of ONE DOLLAR (\$1.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns, as tenants by the entireties,

All THAT CERTAIN piece, or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BOUNDED on the north by what would be the center line of Church Street if extended on the same lines as at present; on the east by the right of way of the Reading Railroad; on the south by land of the Grantees and on the west by land of Paul Stevens.

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BEING the same premises which Maude Whitenight by her deed dated January 15, 1953, and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book 162, page 256, granted and conveyed unto Robert M. Karns and Gladys I. Karns, his wife. The said Robert M. Karns died December 24, 1958, whereby the above described premises became vested solely in Gladys I. Karns, his wife. The said Gladys I. Karns intermarried with Arthur J. Zimmerman, the male Grantor herein.

DB # 255 P. 423

THE BENTON MUNICIPAL WATER AND	:	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY, COUNTY OF	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
COLUMBIA, PENNSYLVANIA	:	COLUMBIA COUNTY BRANCH
	:	NO. 106 OF 1999
VS.	:	<i>Writ 17th 2000</i>
	:	
ARTHUR J. ZIMMERMAN	:	MUNICIPAL LIEN

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY, COUNTY OF COLUMBIA, PENNSYLVANIA, 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 in the Borough of Benton, Parcel No. 02, 01-007-00:

See description marked Exhibit A, attached hereto and made a part hereof.

1. Name and address of owner or reputed owner:

Name	Address
Arthur J. Zimmerman	PO Box 126 Benton PA 17814

2. Name and address of defendant in the judgment:

Name	Address
Arthur J. Zimmerman	PO Box 126 Benton PA 17814

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

Name	Address
United States Department of Treasury 93-JU-000113	Philadelphia District
Berkheimer Associates 93-JU-001420	121 E 2 <sup>nd</sup> Street Berwick PA 18603
PP&L 95-JU-000070	c/o Frank C. Baker, Esq. 6009 New Berwick Hwy Bloomsburg PA 17815
Benton Municipal Water 97-ML-000008	PO Box 516 Benton PA 17814
County of Columbia 99-JU-001399	PO Box 380 Bloomsburg PA 17815
PP&L 1344 of 1990	PO Box 158 Montoursville PA 17754-0158
PP&L 1421 of 1990	PO Box 158 Montoursville PA 17754-0158
PP&L 1422 of 1990	PO Box 158 Montoursville PA 17754-0158

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

NONE

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

NONE

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


NONE

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

Name	Address
Larry Pavalonis Tenant in mobile home situate on subject property	Railroad Street Benton PA 17814

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 Feb- 4, 2000

  
\_\_\_\_\_  
MICHAEL P. GREGOROWICZ  
Solicitor for Plaintiff



# This Deed,

Made the 21<sup>st</sup> day of March in the year of our Lord one thousand nine hundred and seventy-two (1972)

Betwixt GLADYS I. ZIMMERMAN and ARTHUR J. ZIMMERMAN, her husband, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTORS,

- A N D -

ARTHUR J. ZIMMERMAN and GLADYS I. ZIMMERMAN, his wife, both of the Borough of Benton, Columbia County, Pennsylvania, GRANTEES,

Witnesseth, that in consideration of ONE DOLLAR (\$1.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns, as tenants by the entireties,

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EXHIBIT

A

DB # 255-423  
P.

**BENTON MUNICIPAL  
WATER & SEWER AUTHORITY**

P.O. BOX 516  
BENTON, PA 17814

COLUMBIA COUNTY  
FARMERS NATIONAL BANK  
BLOOMSBURG, PA 17815

CHECK NO.

60-1476/313

4200.00

AMOUNT

2-7-00

DATE

Two thousand and 00/100

PAY TO THE ORDER OF  
Columbia County Sheriff

SEWER

*[Signature]*  
AUTHORIZED SIGNATURE

⑈000776⑈ ⑆031314765⑆ 30000004⑈08

0776