SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

AEGIS SECURITY INSURANCE COMPANY vs.
JAMES KNORR (et al.)

Case Number 2015CV875

PROPERTY ADDRESS

6965 CHAPIN ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	СНК #	DEBIT	CREDIT
11/27/2019	Advance Fee	Advance Fee	13315	\$0.00	\$1,350.00
11/27/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/27/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/27/2019	Crying Sale			\$10.00	\$0.00
11/27/2019	Docketing			\$15.00	\$0.00
11/27/2019	Levy			\$15.00	\$0.00
11/27/2019	Mailing Costs			\$48.00	\$0.00
11/27/2019	Posting Handbill			\$15.00	\$0.00
11/27/2019	Press Enterprise Inc.			\$2,103.80	\$0.00
11/27/2019	Sheriff Automation Fund		•	\$50.00	\$0.00
11/27/2019	Web Posting			\$100.00	\$0.00
12/23/2019	Service			\$315.00	\$0.00
12/23/2019	Service Mileage			\$12.00	\$0.00
12/23/2019	Copies			\$11.50	\$0.00
12/23/2019	Notary Fee			\$10.00	\$0.00
12/23/2019	Tax Claim Search			\$5.00	\$0.00
12/23/2019	Surcharge			\$220.00	\$0.00
01/27/2020	Continued or Cancelled Sale	Postponed to: 4/29/2020		\$10.00	\$0.00

\$2,972.80 \$1,350.00

TOTAL BALANCE: \$(1,622.80)

Printed: 10/8/2020 10:46:31AM (c) CountySuite Sheatf, Teleosoft, Inc. Page 1 of 1

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* cargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com

Nanuet NY 10954

PH: (914) 715-7072

October 9, 2020

Via Email: tchamberlain@columbiapa.org
Sheriff Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2010-cv-1293 / 2015-cv-875 / 2020-cv-534

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") with regard to the above-referenced matter with regard to the Sheriff's Sale presently scheduled for November 4, 2020 regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Aegis hereby requests that the Sheriff's Sale be *STAYED*, as the parties have settled this matter. We are filing a Praecipe to Mark Judgment Satisfied with the Prothonotary. This will also confirm that pursuant to the ledger you provided, we will send payment in the amount of \$1,622.80 to you under separate cover.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty

cc: David James, Esquire – *via email*Aegis Security Insurance Company

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
Iskinner@rgalegal.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com

Nanuet NY 10954

PH: (914) 715-7072

September 25, 2020

Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re: Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") concerning the Sheriff's Sale regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Enclosed for your records please find a true copy of the Affidavit Pursuant to Pa.R.C.P. 3129.2 which was filed with the Court in this matter on September 18, 2020. Should you have any questions or comments, please feel free to contact me.

Thank you.

Very truly yours,

Michael F.J. Romano,

MFJR/ty Enclosure

cc: David James, Esquire – *via email*Aegis Security Insurance Company

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff,

CIVIL ACTION - LAW

٧.

NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-ED-135

Defendants.

Property Address:

6965 Chapin Road

Bloomsburg, PA 17815

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

- I, Michael F.J. Romano, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:
 - 1. The Sheriff's Sale in this matter has been adjourned to November 4, 2020.
- 2. A true and correct copy of the Notice of Sheriff's Sale of Real Property and Notice of Sale to Lienholders were sent to the following parties of interest on September 14, 2020, via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "A":

6965 Chapin Road Bloomsburg, PA 17815 JMT Knorr, Ltd. 7295 Old Berwick Road Bloomsburg PA 17815 J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania Department of Welfare	7295 Old Berwick Road Bloomsburg PA 17815 Bloomsburg Domestic Relations 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815 Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815 Pennsylvania Department of Revenue,
Bloomsburg, PA 17815 JMT Knorr, Ltd. 7295 Old Berwick Road Bloomsburg PA 17815 J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania	Bloomsburg Domestic Relations 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815 Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
7295 Old Berwick Road Bloomsburg PA 17815 J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania	11 West Main Street, 2 nd Floor Bloomsburg, PA 17815 Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
Bloomsburg PA 17815 J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania	Bloomsburg, PA 17815 Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania	Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
7295 Old Berwick Road Bloomsburg PA 17815 Commonwealth of Pennsylvania	7295 Old Berwick Road Bloomsburg PA 17815
Bloomsburg PA 17815 Commonwealth of Pennsylvania	Bloomsburg PA 17815
Commonwealth of Pennsylvania	
	Pennsylvania Department of Revenue,
Department of Welfare	n ca 1:
<u> -</u>	Bureau of Compliance
333 Health and Welfare Building	Attn: Sheriff's Sales
Harrisburg, PA 17105	P.O. Box 281230,
	Harnsburg, FA 1/126-1230
PA Department of Revenue	Commonwealth of PA Bureau of Individual Tax – Inheritance Tax Division P.O. Box 280601
Bureau of Compliance	Bureau of Individual Tax - 246 5
P.O. Box 280948	Inheritance Tax Division P.O. Box 280601
Harrisburg, PA 17128-0948	P.O. Box 280601
	Harrisburg, PA 17105
Columbia County Child Support	Department of Public Welfare
Domestic Relations Section	Estate Recovery Program
11 West Main Street, 2 nd Floor	P.O. Box 8486 - Willow Oak Building
Bloomsburg, PA 17815	Harrisburg, PA 17105
Bloomsburg Area School District	Internal Revenue Service
728 E. 5 th Street	Federal Estate Tax - Special Procedure Branch
Bloomsburg, PA 17815	201 W. Rivercenter Blvd. Covington, KY 41011
Bloomsburg Tax Collector	Commonwealth of Pennsylvania
c/o Mary F. Ward Town Hall	Department of Revenue Bureau of Individual
301 E. Second Street	Taxes
Bloomsburg, PA 17815	P.O. Box 280509
	Harrisburg, PA 17128-0509
Suez Water Corporate Headquarters	Tenant/Occupant
461 From Road	6965 Chapin Road
Paramus, NJ 07652	Bloomsburg, PA 17815

Columbia County Tax Claim Office	Columbia County Treasurer
11 West Main Street	P.O. Box 380
Bloomsburg, PA 17815	Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein made are subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Michael F.J. Romano, Esquire

Attorney for Plaintiff

Sworn to and subscribed before me this 15⁴ day of September, 2020

TAMMY L YOWELL Notary Public, State of New Jersey My Commission Expires November 14, 2020

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access

Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire

PA Attorney ID 52268

52 Newton Avenue, PO Box 456

Woodbury, NJ 08096

PH: (856) 384-1515 FX: (856) 384-6371

mromano@rgalegal.com

Attorneys for Plaintiff

EXHIBIT "A"

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

Plaintiff,

NO.: <u>2015-cv-875</u>

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

٧.

Defendants.

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

James W. Knorr

PROPERTY:

6965 Chapin Road

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

11 07 03100

Please be advised that the undersigned office represents Aegis Security Insurance Company in a civil action. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on November 4, 2020 at 9:00 AM, in the Basement Hearing Room of the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: September 14, 2020

Michael F. L. Romano, Esquire

Attorney for Plaintiff

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

: NO.: <u>2015-cv-875</u>

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: James W. Knorr 6965 Chapin Road Bloomsburg, PA 17815

v.

The real estate located at 6965 Chapin Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on November 4, 2020 at 9:00 AM, in the Basement Hearing Room of the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$1,309,572.14 plus fees, costs and other charges obtained by Aegis Security Insurance Company against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Michael F.J. Romano, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.

- 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.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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 the 30th day after the sale. 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 of the preparation of the schedule of distribution.

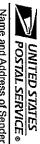
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760



Firm Mailing Book For Accountable Mail

	7	۱۸	XX	ı	7780	 \	7011	70- 4	7	127]
				- 1)				>	Postmasler, Per (Name of receiving employee)	Total Number of Pieces Total Number of Pieces Listed by Sender Received at Post Office	Tota Liste
									,	Harrisburg, PA / 17128-0509		
									7	P.O. Box 280509		
				(2	1		Ha		2	Dent of Revenue - Bureau of Individual Taxes	•	Ģ
			\	Sasil	_		an)	Commonwealth of Pennsylvania		_∞
			1			_	dli			Bloomsburg, PA 17815		
•			<u> </u>		_		inţ		(301 E. Second Street		
Si		-	_				g (6	c/o Mary F. Ward Town Hall		
gr		/		•	C.		Ch		<u>ر</u> ک	Bloomsburg Tax Collector		7.
at		Αd	نہ و		77.7	1.	ar			Covington, NY 41011		
ur		ui					ge		V	201 W. Rivercenter Blvd.		
		t :			_	1	- (Special Procedure Branch		
Sig Co		Sig	du		``		įf)_	Linternal Revenue Service - Federal Estate Tax		<u>.</u>
ni	F	-			\		R					
fir	e			Ì	\ <u>\</u>		eg		Ç	Bloomsburg, PA 17815		
m	tu						is		S	728 E 5th Street		
	rn	e F				_	ter)	Bloomsburg Area School District		Ċι
on	Re						ec					
R	c	_					1 2			Harrisburg, PA 17105		
e	ei	_					an		E	P.O. Box 8486		
str	pt	-					d d		<u>)</u>	Department of Public Welfare - Estate Recovery Program	•	4.
ici		╁					\v.					
	_)e					er			Bloomsburg, PA 17815		
l b		۱ĩ۱					\$		<u> </u>	11 West Main Street, 2nd Floor		
De		/ei					50		<u>}</u>	Columbia County Child Support - Domestic Relations Div		ယ
v		\ 	-		<u> </u>		bc			Harrisburg, PA 17105		
er							0	_	1	P.O. Box 280601		
у		<u>.</u>					in		4	Inheritance Tax Division		
						•	Vā)	Commonwealth of PA Bureau of Individual Tax	•	Ы
	-		-				alu					1
							е		<u>S</u>	Harrisburg, PA 17128		
									}	P.O. Box 280948		
				_						PA Department of Revenue - Bureau of Compliance		:-
SC SCRD SH Fee Fee Fee	Fee	ASRD RD Fee Fee	ASR AS	Due Sender if COD	Insured Value	Actual Value if Registered	Handling : # Charge it	(Extra Fee	Postage	Addressee (Name, Street, City, State, & ZIP Code™)	USPS Tracking/Article Number	
			 							Priority Mail	Attn: Iammy L Yowell	₽
U32A UU61835530	032A 00	,		E		Receipt.	Date of	tmark with	Pos	Englished Mail		
)20	09/14/2(1	×		eceipt).	es of this r	tional copi	addi	Collect on Delivery (COD)	Woodbury, NJ 08096	Y
Vailed From 08096	Mailed Fr		Ž,			מים	ailing or fo	certificate of mailing or for	cent	Certified Mail Restricted Delivery Merchandise	PO Box 456	<u> </u>
						Ĺ	Here	x Stamp	ΑĦ		52 Newton Avenue	52
マナーンラ		X		Ī			i)	l	Adult Signature Required	Romano, Garubo & Argentieri	곴
US POSTAGE			Š	무를 1233						Nice	Name and Address of Sender	J Na

PS Form **3877**, April 2015 (*Page 1 of 2*) PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Name	A
and Address of Sender	POSTAL SERVICE®

ニンコ

032A 0061835530 Mailed From 08096

Fee P

Fe R

Fee

SCRD Fee

.7 Ω တ 4. ယ 52 Newton Avenue Listed by Sender ĊΠ Ņ Woodbury, NJ 08096 PO Box 456 Romano, Garubo & Argentieri Total Number of Pieces :-Attn: Tammy L Yowel USPS Tracking/Article Number Total Number of Pieces Received at Post Office ☐ Collect on Delivery (COD) ☐ Certified Mail Restricted Delivery □ Adult Signature Required
 □ Priority Mail Exp
 □ Adult Signature Restricted Delivery
 □ Registered Mail
 □ Return Receipt f P.O. Box 281230 Bloomsburg, PA 17815 6965 Chapin Road Bloomsburg, PA 17815 Bloomsburg, PA 17815 Bloomsburg, PA 17815 6965 Chapin Road Bloomsburg, PA 17815 Harrisburg, PA 17188-1230 c/o James Knorr Harrisburg, PA 17105 333 Health and Welfare Building Commonwealth of Pennsylvania Detp of Welfare Bloomsburg Domestic Relations 6965 Chapin Road Knords Used E2quipment JMT Knorr Ltd. Bloomsburg, PA 17815 c/o James Knorr Knorr Realty Inc. Iames W Knorr Check type of mail or service Pennsylvania Dept of Revenue - Attn Sheriff Sales W Knorr Inc. 11 West Main Street, 2nd Floor 5965 Chapin Road 965 Chapin Road o James Knorr o James Knorr insured Mail Addressee (Name, Street, City, State, & ZIP Code™) Per_(Name of receiving employee) ☐ Return Receipt for Priority Mail Express Signature Confirmation Restricted Delivery Signature Confirmation Merchandise S Postage certificate of mailing or for additional copies of this receipt). Affix Stamp Here Postmark with Date of Receipt (if issued as an international (Extra Service) Fee Handling Charge Handling Charge - if Registered and over \$50,000 in value Actual Value if Registered Ö Insured Value 5480 Firm Sender if COD ASR Fee Adult Signature Required ASRD Fee Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PS To. n 3877, April 2015 (Page 1 of 2) PSN 7530-02-000-9098

Complete in lnk



52 Newton Avenue

☐ Adult Signature Required ☐ Priority Mail Expr☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt to

Priority Mail Express

For Accountable Mail

S OS.60

Check type of mail or service

Romano, Garubo & Argentieri

PS Form 3977 , April 2015 (<i>Page 1 of 2</i>) PSN 7530-02-000-9098	Listed by Sender	C.		٥	b a	n j .f	, c	° ;	-		Woodbury, NJ 08096 Attn: Tammy L Yowell
015 (Page 1 of 2)	Total Number of Pieces Received at Post Office									OSPS I FACKING/ARTICLE Number	908096 Yowell
Complete in Ink	Postmas(ef. Per (Name of receiving employee)					Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Tenant / Occupant 6965 Chapin Road Bloomsburg, PA 17815	Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Addressee (Name, Street, City, State, & ZIP Code "")	□ Adult Signature Restricted Delivery □ Registered Mail □ Certified Mail □ Certified Mail Restricted Delivery Merchandise □ Collect on Delivery (COD) □ Signature Confirmation □ Insured Mail □ Signature Confirmation □ Priority Mail □ Restricted Delivery
Privacy Notice: For more	A							2	70	e ^m) Postage	pt for infirmation infirmation infirmation
Votice	AG-						0		0		Affix (if issu certific additic Postn
For n	KN0/1	<u> </u>	<u> </u>			ļ				(Extra Service) Fee	Stamp ed as a ate of n mal cop nark wit
	0/1-	Hai	dling Cł	narge - if	Registe	ed and	ver \$50	,000 in va	lue	Handling Charge	Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this rece Postmark with Date of Rec
information on USPS privacy policies, visit usps.com/privacypolicy	か. か.			S						Actual Value if Registered	Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.
1 USP	2		\s_(_							insured Value	
s privac)	8		30	F. 3						Due Sender if COD	
/ polici	T			Adu	lt Śignat	ure Requ	ired			ASR Fee	
ies, vis	7			Adult Sig	nature F	estricte	Deliver	Y		ASRD Fee	
sit usp	\\ _\"\			F		d Deliver	У	-		F R	339 N
s.com		 .		e;.		Receipt onfirma	lior.	<u> </u>		Fee	
priva	}	<u> </u>	Sign	ature Co		<u> </u>		VOEV	·	SC SC Fee Fr	1835530 1835530
ypolicy					-	Handling		. Cory		SCRD SH Fee Fee	33 / U.S. G.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire*** esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Natuet NY 10954
PI1: (914) 715-7072

September 8, 2020

Via Telefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") with regard to the above-referenced matter with regard to the Sheriff's Sale presently scheduled for September 9, 2020 regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Please postpone the September 9, 2020 sale to November 4, 2020 at 9:00 a.m. Please announce the postponement at the September 9, 2020 sale and contact this office with the new date.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

Michael F.F. Romano, Esquire

MFJR/ty

cc: Da

David James, Esquire – via email Aegis Security Insurance Company

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*

<u>lskinner@rgalegal.com</u>

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire*** esalan(@rgalegal.com

Michael V. Baronio, Esquire** <u>mbaronio@rgalegal.com</u> Nanuet NY 10954 PH: (914) 715-7072

FAX COVER SHEET

Fax Number Transmitted To: (570) 389-5625

To:

Sheriff Timothy T. Chamberlain

Of:

Sheriff of Columbia County

From:

Michael F.J. Romano, Esquire

Matter:

Aegis Security v. James W. Knorr, et al. #2015-cv-875

Date:

September 8, 2020

DOCUMENTS	NUMBER OF PAGES*
	2, including cover

cc: David James, Esquire – via email Aegis Security Insurance Company

COMMENTS:

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

^{*}IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE SENDER IMMEDIATELY AT (856) 384-1515.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

AEGIS SECURITY INSURANCE COMPANY VS

<u>Defendant</u>

JAMES KNORR KNORR REALTY INC J.W. KNORR, INC JMT KNORR LIMITED KNORR EQUIPMENT

Attorney for the Plaintiff:

ROMANO & GARUBO & ARGENTIERI

52 NEWTON AVENUE WOODBURY, NJ 08096 Sheriff's Sale Date:

Wednesday, September 9, 202

#4E 00

Writ of Execution No.: 2015CV875

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 6965 CHAPIN ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

\$10.00
\$220.00
\$5.00
\$10.00
\$11.50
\$25.00
\$12.00
\$315.00
\$100.00
\$25.00
\$100.00
\$35.00
\$50.00
\$10.00
\$2,103.80
\$15.00
\$48.00
\$15.00 \$15.00
\$15.00 \$15.00
\$17.50 \$10.00
\$15.00

Municipal Costs

Delinquent Taxes \$1,244.67

Total Municipal Costs \$1,244.67

Distribution Costs

Recording Fees \$71.75

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

Location of the real estate: 6965 CHAPIN ROAD, BLOOMSBURG, PA 17815

Total Distribution Costs \$71.75

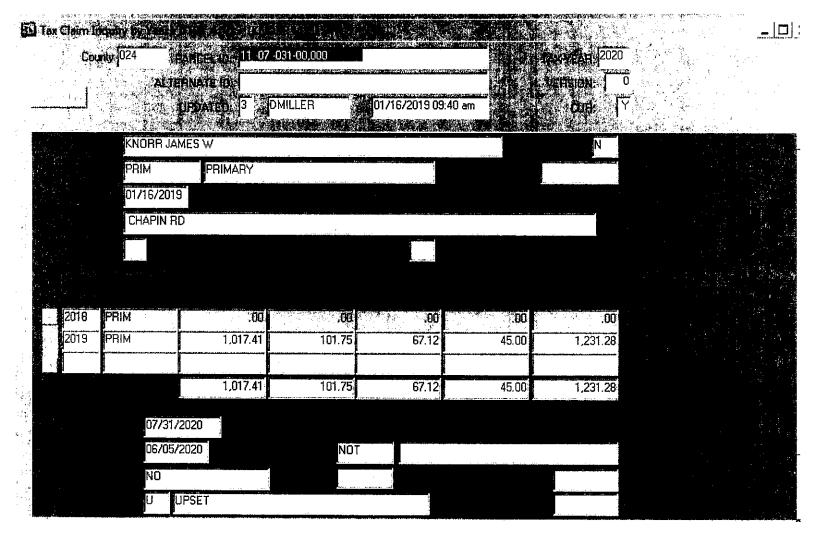
Grand Total: \$4,484.22

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

AEGIS SECURITY INSURANCE COMP	ANY VS.	JAME	ES KNORR ET A	4L
NO. 135-2019 ED	NO. 875	5-2015 J	D	
DATE/TIME OF SALE: SEPTEMBE	R 9, 2020 A	Γ 9:00 AM	Ĭ.	
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURCE	IASE		\$	
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMENT	Γ:		\$	
TOTAL DUE IN 8	DAYS		\$	



KNDYY

1.251.28+ 8.39* Int

0.0.5

1+239-642+

+5.00 taxcert

#1.244.67 October amound ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

2020 11 122 11 110

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

٧.

NO.: <u>2015-cv-875</u>

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

: 2019-ED-135

Defendants.

Property Address:

6965 Chapin Road

Bloomsburg, PA 17815

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

- I, Michael F.J. Romano, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:
- 1. The Sheriff's Sale in this matter has been adjourned to September 9, 2020 due to the COVID-19 crisis and judicial emergency in Columbia County, Pennsylvania.
- 2. A true and correct copy of the Court's July 14, 2020 Order postponing the Sheriff's Sale, Notice of Sheriff's Sale of Real Property and Notice of Sale to Lienholders were sent to the following parties of interest on July 15, 2020, via U.S. First Class Mail,

postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "A":

James W. Knorr	Knorr Realty, Inc.
6965 Chapin Road	7295 Old Berwick Road
Bloomsburg, PA 17815	Bloomsburg PA 17815
Bloomsburg, FA 17813	Bioonisburg 1 A 17813
JMT Knorr, Ltd.	Bloomsburg Domestic Relations
7295 Old Berwick Road	11 West Main Street, 2 nd Floor
Bloomsburg PA 17815	Bloomsburg, PA 17815
Stoomsong III I / 616	2.00
J.W. Knorr, Inc.	Knorr's Used Equipment
7295 Old Berwick Road	7295 Old Berwick Road
Bloomsburg PA 17815	Bloomsburg PA 17815
	, i
Commonwealth of Pennsylvania	Pennsylvania Department of Revenue,
Department of Welfare	Bureau of Compliance
333 Health and Welfare Building	Attn: Sheriff's Sales
Harrisburg, PA 17105	P.O. Box 281230,
<i>C,</i>	Harrisburg, PA 17128-1230
	3,
PA Department of Revenue	Commonwealth of PA
Bureau of Compliance	Bureau of Individual Tax –
P.O. Box 280948	Inheritance Tax Division
Harrisburg, PA 17128-0948	P.O. Box 280601
11411100415, 111 17120 07 10	Harrisburg, PA 17105
	11411100415, 1111, 100
Columbia County Child Support	Department of Public Welfare
Domestic Relations Section	Estate Recovery Program
11 West Main Street, 2 nd Floor	P.O. Box 8486 - Willow Oak Building
Bloomsburg, PA 17815	Harrisburg, PA 17105
J. J	
Bloomsburg Area School District	Internal Revenue Service
728 E. 5 th Street	Federal Estate Tax - Special Procedure Branch
Bloomsburg, PA 17815	201 W. Rivercenter Blvd.
	Covington, KY 41011
Bloomsburg Tax Collector	Commonwealth of Pennsylvania
c/o Mary F. Ward Town Hall	Department of Revenue Bureau of Individual
301 E. Second Street	Taxes
Bloomsburg, PA 17815	P.O. Box 280509
	Harrisburg, PA 17128-0509

Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Tenant/Occupant 6965 Chapin Road Bloomsburg, PA 17815	
Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein made are subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Michael F.J. Romano, Esquire Attorney for Plaintiff

Sworn to and subscribed before me this! 7 day of July, 2020

U U

TAMMY L YOWELL Notary Public, State of New Jersey My Commission Expires November 14, 2020

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access

Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire

PA Attorney ID 52268

52 Newton Avenue, PO Box 456

Woodbury, NJ 08096 PH: (856) 384-1515

FX: (856) 384-6371

mromano@rgalegal.com

Attorneys for Plaintiff

EXHIBIT "A"

BUSINESS OF THE COURTS

Sheriff Sale Postponement July 29, 2020 to September 9, 2020 IN THE COURT OF COMMON PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

H | -MV-

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

ME SI CHI TO 1787 38

GODALA GELEGE GAT GELERK DE COMBEC

YAATOMONTOSIS

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff.

: CIVIL ACTION - LAW

٧.

NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

Defendants.

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

James W. Knorr

PROPERTY:

6965 Chapin Road

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

11 07 03100

Please be advised that the undersigned office represents Aegis Security Insurance Company in a civil action. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on September 9, 2020 at 9:00 AM, in the Basement Hearing Room of the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARÚBO & ARGENTIERI

Dated: July 15, 2020

Michael F.J. Romano, Esquire

Attorney for Plaintiff

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v.

NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

James W. Knorr 6965 Chapin Road Bloomsburg, PA 17815

The real estate located at 6965 Chapin Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on September 9, 2020 at 9:00 AM, in the Basement Hearing Room of the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$1,309,572.14 plus fees, costs and other charges obtained by Aegis Security Insurance Company against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Michael F.J. Romano, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.

- 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.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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 the 30th day after the sale. 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 of the preparation of the schedule of distribution.

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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

Name	A
and Address of Sender	POSTAL SERVICE ®

PS Form 3877 , April 2015 (<i>Page 1 of 2</i>) PSN 7530-02-000-9098	Total Number of Pieces Listed by Sender 4	œ	7.		ં	4.	ယ	'n	٠.	USPS Trackin	52 Newton Avenue PO Box 456 Woodbury, NJ 08096 Attn: Tammy L Yowell	Name and Address of Sender Romano, Garubo & Argentieri
2015 (Page 1 of 2)	Total Number of Pieces Received at Post Office									USPS Tracking/Article Number	nue 8096 Yowell	NICE® (Sender o & Argentieri
Complete in Ink	Postmaster, Per (Namb of receiving employee)					Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Tenant / Occupant 6965 Chapin Road Bloomsburg, PA 17815	Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Addressee (Name, Street, City, State, & ZIP Code™)	□ Adult Signature Restricted Delivery □ Regist □ Certified Mail □ Return □ Certified Mail Restricted Delivery Merch □ Collect on Delivery (COD) □ Signat □ Insured Mail □ Restri	
Priva	nployee)										Registered Mail Return Receipt for Merchandise Signature Confirmation Signature Confirmation Signature Confirmation	☐ Priority Mail Express
ćy Notice	7					5	E>	6	EV	Postage (E Se F	Affix S (If issue certifica addition Postm.)	
Privačy Notice: For more	Yno	Han	dlina Ch	arge - if	Register	ed and o	ver \$50.	000 in va	lue	(Extra Handling Service) Charge	Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.	
	< -J			Wood							re emational g or for f this recei te of Recei	
information on USPS pr/vacy policies, visit <i>usps.com/phvacypolicy.</i>	Sallo	(5)								Actual Value In if Registered \	ot).	
USPS	A	Sass		<u>}</u>	Z					Insured Value Se		Firm
privacy) 	<u>,</u>	2	8660	8/					Due Sender if COD		3
policie	5		76.2.2	- Au	It Signat	ļ				ASR AS		
s, visit	6		,	Adult Sig	nature r lestricte			<i>Y</i>		ASRD RD Fee Fee	#2005 #2005	
usps.	P					Receipt	JY			e Fee	Mailed 07/15/ 032A 0	
com/pt	2			Się	nature (onfirma	ion			Fee SC		coun
ivacyp	2		Sign	ature Co	nfirmati	on Restr	cted Del	very		SCRD	3096 5530	Accountable Mail \$ 05.60
olicy.	K				Special	Handling	g j			Fee SH		ble Mail 05.60

1	V
and Address of Canadas	UNITED STATES POSTAL SERVICE ®

PS Form 3877, April 2015 (Page 1 of 2) Ċī 52 Newton Avenue ω တ 4 ယ Ņ <u>.~</u> Attn: Tammy L Yowel Woodbury, NJ 08096 PO Box 456 Romano, Garubo & Argentieri Total Number of Pieces Listed by Sender 7 Name and Address of Sender USPS Tracking/Article Number Total Number of Pieces
Received at Post Office □ Callect on Delivery (COD) ☐ Adult Signature Required ☐ Priority Mail Exp
☐ Adult Signature Restricted Delivery ☐ Registered Mail □ Certified Mail Special Procedure Branch Bloomsburg, PA 17815 Department of Public Welfare - Estate Recovery Program Bloomsburg, PA 17815 Harrisburg, PA 17105 PA Department of Revenue - Bureau of Compliance Check type of mail or service Harrisburg, PA 17128-0509 P.O. Box 280509 Dept of Revenue - Bureau of Individual\Taxes Bloomsburg, PA 17815 c/o Mary F. Ward Town Hall Bloomshurg Tax Collector. Covington, NY 41011 201 W. Rivercenter Blvd. Internal Revenue Service - Federal Estate Tax 728 E 5th Street Bloomsburg Area School District Harrisburg, PA 17105 P.O. Box 8486 11 West Main Street, 2nd Floor Columbia County Child Support - Domestic Relations Div P.O. Box 280601 Harrisburg, PA 17128 P.O. Box 280948 nheritance Tax Division Commonwealth of PA. - Bureau of Individual Tax Certified Mail Restricted Delivery mmonwealth of Pennsylvania Priority Mail Insured Mail Second Street Addressee (Name, Street, City, State, & ZIP CodeTM) Postmaster, Per *(Name of f*eceiv Complete in Ink ☐ Return Receipt for Priority Mail Express ☐ Signature Confirmation Signature Confirmation Restricted Delivery Privacy Notice: For more information on USPS privacy polities, visit usps.com/privacypolicy. 9 Postage 6 5 5 6 certificate of mailing or for additional copies of this receipt). Affix Stamp Here (if issued as an international Postmark with Date of Receipt. (Extra Service) Fee Handling Charge Handling Charge if Registered and over \$50,000 in value Actual Value if Registered BUHY ď Insured Value Due Sender if COD 8660.0 ASR Fee Adult Signature Required ASRD Fee Deliver Adult Signature Restricted F B Restricted Deliver 032A 0061835530 FR R Return Receipt Fee SC Signature Confirmation SCRD Fee 77.70 Signature Confirmation Restricted Delivery Special Handling Fee

PSN 7530-02-000-9098

Accountable/Mei

Name :		U
ame and Address of Sender	POSTAL SERVICE ®	UNITEDSTATES

52 Newton Avenue

Romano, Garubo & Argentieri

☐ Adult Signature Required ☐ Priority Mail Express☐ Adult Signature Restricted Delivery ☐ Registered Mail

Check type of mail or service

Me Accountable Mail

\$ 11.20

PS Form 38 / 7, April 2015 (<i>Page 1 of 2</i>) PSN 7530-02-000-9098	Listed by Sender	_]		, o	, , , ,	4.	, p	, io	-		Newton Avenue PO Box 456 Woodbury, NJ 08096 Attn: Tammy L Yowell
15 (Page 1 of 2)	Received at Post Office									OSPS Tracking/Article Number	nue 8096 Yowell
Complete in Ink	Postmaster, Per (Name of receiving employee)	Pennsylvania Dept of Revenue - Attn Sheriff Sales P.O. Box 281230 Harrisburg, PA 17188-1230	LW Knorr Inc. c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	Commonwealth of Pennsylvania Detp of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	Bloomsburg, PA 17815	Knorr's Hsed E2quipment c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	MT Knorr Ltd c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	Knorr Realty Inc. c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	Iames W. Knorr 6965 Chapin Road Bloomsburg, PA 17815	Addressee (Name, Street, City, State, & ZIP Code™)	☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Certified Mail Restricted Delivery Merchandise ☐ Collect on Delivery (COD) ☐ Signature Confirmation ☐ Insured Mail ☐ Signature Confirmation ☐ Priority Mail ☐ Restricted Delivery
Privacy Notice: For more	A	i le c	165	29,	, Ex	5	(E)	50,	7.00%	de TM) Postage	for mation
lotice:	2	<u> </u>							<u> </u>		Affix S (if issue certifica addition Postme
For mo	7						<u> </u>			(Extra Ha Service) C	Affix Stamp Here (If Issued as an intern certificate of mailing o additional copies of th Postmark with Date
).X.r	Har 	naling Ci	narge - if	1	ed and d	ver \$50,	000 in va	lue —–	Handling Charge	Here internat internat internat illing or i illing or i s of this s of this Date of
information on USPS privacy policies, visit usps.com/privacypolicy.	185°	, 		Woo	DBNHY /					Actual Value if Registered	Affix Stamp Here (If issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.
n ÚSPs) A	\(\frac{1}{2}\)		1 /	ا بمسه				-	Insured Value	
privac	F N			JE.	100					Due Sender if COD	
/ polic				8660 Adu	lt Signat	ure Requ	ired			ASR Fee	
ies, vis	1			Adult Sig	1		ľ	/		ASRD Fee	
sit usp)			, i	estricted		<u>/</u>			Fee RD	
s.com	2			e i -	Return nature C		ion	· -	<u></u>	Fee	iled Fro 15/20: 2A 006
voriva	$\frac{1}{2}$	· , <u> -</u> .	Sign	ature Co				Verv		SC SCRD Fee Fee	led From <u>08096</u> 15/2020 A 0061835530
уройс					Special					RD SH	30
∵[ľ						• • —	

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* <u>cargentieri@rgalegal.com</u>

Louis W. Skinner*
Intringer@rgalogol.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@realegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Nanuel NY 10954
PH: (914) 715-7072

FAX COVER SHEET

Fax Number Transmitted To: (570) 389-5625

To:

Sheriff Timothy T. Chamberlain

Of:

Sheriff of Columbia County

From:

Michael F.J. Romano, Esquire

Matter:

Aegis Security v. James W. Knorr, et al. #2015-cv-875

Date:

July 16, 2020

DOCUMENTS	NUMBER OF PAGES*
	TOMOUN OF TAXIB
<u></u>	2, including cover

cc: David James, Esquire – via email Aegis Security Insurance Company

COMMENTS:

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

^{*}IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE SENDER IMMEDIATELY AT (856) 384-1515.

From: RGA Fax

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* cargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Dar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***

Michael V. Baronio, Esquire**

<u>mbaronic@rgalegal.com</u>

Nanuel NY 10954

PH: (914) 715-7072

July 16, 2020

Via Telefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") concerning the Sheriff's Sale regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Columbia County, the Sheriff's Sale scheduled for July 29, 2020 has been adjourned to September 9, 2020. This will also confirm that the postponement of this sale will not affect Aegis' rights to request another adjournment of the sale date as permitted by Rule 3129.3.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very traly yours,

Michael F.R. Romano.

MFJR/ty

cc:

David James, Esquire – via email Aegis Security Insurance Company

07/15/2020 10:36 Serial No. A6VF011029028

iai iao.	AUVIOI	1020020
	TC:0	0087285

Addressee	Start Time	Time	Prints	Result	Note
918563846371	07-15 10:34	00:01:46	002/002	ОК	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5627

10 To	PROM: On the local control of
COMPANY	DATE
Bomano	7-15-20ão
856-384-637	TOTAL NO. OF PAGES INCLUDING COVER.
PHONE NUMBER.	SENDER'S REFERENCE NUMBER
"Knocc	YOUR REPRENCE NUMBER
□ URGENT □ POR REVIEW	□ PLEASE COMMENT □ PLEASE RECYCLE
	MEN'IS FROM THE COLUMBIA COUNTY SHERIFF'S Y QUESTIONS CONCERNING THESE DOCUMENTS HANK YOU.

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

FAC	SIMILE TRANSMITTAL SHEET
Tammy	FROM: Sarah
COMPANY:	7-15-2020
FAX NUMBER: 856-384-637	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
Knorr	YOUR REFERENCE NUMBER:
☐ URGENT ☐ FOR REVIEW	□ please comment □ please reply □ please recycle
NOTES/COMMENTS: ATTACHED ARE DOCU OFFICE. IF YOU HAVE AN PLEASE CALL 570.389.5622. T	MENTS FROM THE COLUMBIA COUNTY SHERIFF'S Y QUESTIONS CONCERNING THESE DOCUMENTS, HANK YOU.

BUSINESS OF THE COURTS

Sheriff Sale Postponement July 29, 2020 to September 9, 2020 IN THE COURT OF COMMON PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

Thomas A. James, Jr. P.

CCCMIA 6: COFGAS CRERK 6: COBSIC

2020 201 In P 12:38

FRATONOHIORS

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner* lskinner@rgalegal.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Nanuet NY 10954
PH: (914) 715-7072

June 2, 2020

Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re: Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") concerning the Sheriff's Sale regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Enclosed for your records please find a true copy of the Affidavit Pursuant to Pa.R.C.P. 3129.2 which was filed with the Court in this matter on May 26, 2020. Should you have any questions or comments, please feel free to contact me.

Thank you.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty Enclosure

cc: David James, Esquire – *via email*Aegis Security Insurance Company

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515



Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v.

NO.: <u>2015-cv-875</u>

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

: 2019-ED-135

Defendants.

Property Address:

6965 Chapin Road

Bloomsburg, PA 17815

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

I, Michael F.J. Romano, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:

- 1. The Sheriff's Sale in this matter has been adjourned to July 29, 2020 due to the COVID-19 crisis and judicial emergency in Columbia County, Pennsylvania.
- 2. A true and correct copy of the Court's May 19, 2020 Order postponing the Sheriff's Sale, Notice of Sheriff's Sale of Real Property and Notice of Sale to Lienholders were sent to the following parties of interest on May 21, 2020, via U.S. First Class Mail,

postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "A":

James W. Knorr	Knorr Realty, Inc.
6965 Chapin Road	7295 Old Berwick Road
Bloomsburg, PA 17815	Bloomsburg PA 17815
JMT Knorr, Ltd.	Bloomsburg Domestic Relations
7295 Old Berwick Road	11 West Main Street, 2 nd Floor
Bloomsburg PA 17815	Bloomsburg, PA 17815
J.W. Knorr, Inc.	Knorr's Used Equipment
7295 Old Berwick Road	7295 Old Berwick Road
Bloomsburg PA 17815	Bloomsburg PA 17815
Commonwealth of Pennsylvania	Pennsylvania Department of Revenue,
Department of Welfare	Bureau of Compliance
333 Health and Welfare Building	Attn: Sheriff's Sales
Harrisburg, PA 17105	P.O. Box 281230,
	Harrisburg, PA 17128-1230
PA Department of Revenue	Commonwealth of PA
Bureau of Compliance	Bureau of Individual Tax –
P.O. Box 280948	Inheritance Tax Division
Harrisburg, PA 17128-0948	P.O. Box 280601
	Harrisburg, PA 17105
Columbia County Child Support	Department of Public Welfare
Domestic Relations Section	Estate Recovery Program
11 West Main Street, 2 nd Floor	P.O. Box 8486 - Willow Oak Building
Bloomsburg, PA 17815	Harrisburg, PA 17105
Bloomsburg Area School District	Internal Revenue Service
728 E. 5 th Street	Federal Estate Tax - Special Procedure Branch
Bloomsburg, PA 17815	201 W. Rivercenter Blvd.
	Covington, KY 41011
Bloomsburg Tax Collector	Commonwealth of Pennsylvania
c/o Mary F. Ward Town Hall	Department of Revenue Bureau of Individual
301 E. Second Street	Taxes
Bloomsburg, PA 17815	P.O. Box 280509
	Harrisburg, PA 17128-0509

Suez Water Corporate Headquarters	Tenant/Occupant
461 From Road	6965 Chapin Road
Paramus, NJ 07652	Bloomsburg, PA 17815
Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein made are subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworm falsification to authorities.

Michael F.J. Romano, Esquire Attorney for Plaintiff

Sworn to and subscribed before me this 21St day of May, 2020

NOTARY PITRITO

TAMMY L YOWELL Notary Public, State of New Jersey My Commission Expires November 14, 2020

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access

Policy of the Unified Judicial System of Pennsylvania that require filing confidential information
and documents differently than non-confidential information and documents.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire

PA Atterney ID 52268

52 Newton Avenue, PO Box 456

Woodbury, NJ 08096

PH: (856) 384-1515 FX: (856) 384-6371

mromano@rgalegal.com

Attorneys for Plaintiff

EXHIBIT "A"

IATES RVICE®	
OSTAL SER	
Pos	

UNITED STATES POSTAL SERVICE®					Fin	Firm			or Aecountable Wall) Juno	Sple	Wafe
Name and Address of Sender Romano, Garubo & Argentieri 52 Newton Avenue PO Box 456 Woodbury, NJ 08096 Attn: Tammy L Yowell	Check type of mail or service Adult Signature Required Priority Mail Express Adult Signature Restricted Delivery Registered Mail Certified Mail Restricted Delivery Merchandise Certified Mail Restricted Delivery Signature Confirmation Insured Mail Signature Confirmation Insured Mail Restricted Delivery		Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.	tional for s receipt). if Receipt.					国	-ф гот 08 020 051835	096	\$ ·
USPS Tracking/Article Number	Addressee (Name, Street, City, State. & ZIP Code™)	Postage (Extra Service) Fee	Handling) Charge	Actual Value if Registered	Insured Value Si	Sender if 1	ASR ASRD Fee Fee	KD RD	RR Fee	SC S	SCRD Fee	SH Fee
-	Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Sg	ខារ			_		-				
2.	Tenant / Occupaut 6965 Chapin Road Bloomsburg, PA 17815	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	3V 61 900				e e				Abi.	
ć.	Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	5	,028 1 9v							UOŗ	R J DEJO	
4.	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	3	eq suq c				phay air		ļ	temmino	पंटकश ne	ភិក្សាប្រជន <u>)</u>
ry.			Register	Name of the second	OS ON J	096	itsngi2 il A erutsn	etainise.	Return 8) enden	ផ្ទេយមួល	- Inipage
9			ો ા - કઠ ાઇ	MAY 2	1 2020	998	7:71			δ i S	oo aama	
7.			dling Ch	dSN			<u> </u>				हादी।	
ω΄			neH					_				
Total Number of Pieces Listed by Sender Received at Post Office 4	receiving employee)	14B	(LN)	-))(3/0	Jen+Jul	17+	h17	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	77	7	
PS Form 3877 , April 2015 (Page 1 of 2) PSN 7530-02-000-9098	Complete in ink	Privacy Notice: For more information on USPS privacy policies, visit <i>usps.com/privacypolicy.</i>	or more in	tormation o	ひとなって	privacy	policies	, VISIT L	ısbs.cı	пд/ша	<i>vасур</i>	юнсу.

ONITED STATES POSTAL SERVICE®	Name and Address of Sender
	Name

Firm

DE FORAGCOUNTABLE Wall SH Special landing 05/21/2020 032A 0061835530 Mailed From 08096 SCRD Fee िल्य being Genfinaethon Restricted Delbig ပ္တမ္မ поцешацию h อมณะนย์เร Re Fee 3diaba8 uanisM S e ViewijeC ejoinse# ASRD Fee Adult Signature F :84**!!8(**) eatricted 12 Sec 5 3 ASR Fee apy beni∦ired arc Due Sender if COD 202 USPB ALL DE CONTRACTOR DE CONTRACTO Insured Actual Value if Registered Postmark with Date of Receipt. additional copies of this receipt) (if issued as an international certificate of mailing or for Handling Charge Affix Stamp Here auisv ni 600 Hariding Charge - If Registeled and ever \$50 (Extra Service) \Z\ \Z\ Postage S. 53. S ′シ 9 ב' □ Signature Confirmation ☐ Signature Confirmation Restricted Delivery Priority Mail Express Return Receipt for Addressee (Name, Street, City, State, & ZIP CodeTM) □ Registered Mail Merchandise Vame of receiving employee) Pennsylvania Dept of Revenue - Attn Sheriff Sales Commonwealth of Pennsylvania Detp of Welfare ☐ Adult Signature Restricted Delivery Certified Mail Restricted Delivery
 Collect on Delivery (COD)
 Insured Mail
 Priority Mail 333 Health and Welfare Building Check type of mail or service Bloomsburg Domestic Relations 11 West Main Street, 2nd Floor Harrisburg, PA 17188-1230 □ Adult Signature Required Knorr's Used F2quipment Postmaster, Per 7295 Old Berwick Road 7295 Old Berwick Road 7295 Old Berwick Road 7295 Old Berwick Road Bloomsburg, PA 18515 Bloomsburg, PA 17815 Harrisburg, PA 17105 6965 Chapin Road Knorr Realty Inc. P.O. Box 281230 □ Certified Mail James W. Knorr IMT Knorr Ltd I W Knorr Inc Total Number of Pieces Received at Post Office Romano, Garubo & Argentieri USPS Tracking/Article Number Attn: Tammy L Yowell Woodbury, NJ 08096 52 Newton Avenue Total Number of Pieces PO Box 456 Listed by Sender S က 4 ഗ (0 œί

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PS Form 3877, April 2015 (Page 1 of 2) PSN 7530-02-000-9098

	•
INITED STATES	OSTAL SERVICE

Firm

For Accountable Mail 07.70 \$ 11.70 properties and property SH leloade gampuet Mailed From 08096 05/21/2020 032A 0061835530 SCRD Fee Signature Confirmation Restricted Do SC попентино eidnature (RR Fee nnuleA Joiepel фечіїеД 문 등 **Hestricte** ASRD Fee evileO មិនព្រះព իզոյբ Sig estricted 1998 July A ASR Fee ure Roquired Sender if COD 322 AND BONE USPY Insured 17/1/2 Actual Value if Registered Postmark with Date of Receipt. additional copies of this receipt). (if issued as an international certificate of mailing or for 7 Handling Charge Affix Stamp Here Harldling Charge - if Registered and dver \$50. autisy ni 000 (Extra Service) Fee Postage ****S_ 3 9 <u>ر</u> □ Signature Confirmation ☐ Signature Confirmation Restricted Delivery □ Priority Mail Express Return Receipt for Columbia County Child Support - Domestic Relations Div. Addressee (Name, Street, City, State, & ZIP CodeTM) Department of Public Welfare - Estate Recovery Program ☐ Adult Signature Restricted Delivery ☐ Registered Mail (Name of receiving employee) Merchandise PA Department of Revenue - Bureau of Compliance Commonwealth of PA - Bureau of Individual Tax Dept of Revenue - Bureau of Individual Taxes Internal Revenue Service - Federal Estate Tax ☐ Certified Mail ☐ Certified Mail Restricted Delivery Bloomsburg Area School District Commonwealth of Pennsylvania Check type of mail or service West Main Street, 2nd Floor Harrisburg, PA 17/128-0509 c/o Mary F. Ward Town Hall ☐ Adult Signature Required Collect on Delivery (COD) Bloomshing Tax Collector Special Procedure Branch nheritance Tax Division 201 W. Rivercenter Blvd Bloomsburg, PA 17815 Bloomsburg, PA 17815 Bloomsburg, PA 17815 Covington, NY 41011 Harrisburg, PA 17128 Harrisburg, PA 17105 Harrisburg, PA 17105 301 E. Second Street Postmaster, P.O. Box 280509 P.O. Box 280948 ☐ Insured Mail ☐ Priority Mail P.O. Box 28060 728 E 5th Street P.O. Box 8486 Total Number of Pieces Received at Post Office Romano, Garubo & Argentieri USPS Tracking/Article Number Name and Address of Sender Attn: Tammy L Yowell Woodbury, NJ 08096 52 Newton Avenue Total Number of Pieces Listed by Sender PO Box 456 7 ζ ന 4 ιĊ ശ ထ

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PS Form **3877**, April 2015 (Page 1 of 2) PSN 7530-02-000-9098

Complete in Ink

Knorr 2019ED 135





BUSINESS OF THE COURTS

Sheriff Sale Postponement May 27, 2020 to July 29, 2020 IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

8til q 02 YAY 000

YAATONOHIOMS

BY THE COURT

Thomas A. James Jr.

р. т.

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff,

CIVIL ACTION - LAW

٧.

NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

Defendants.

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

James W. Knorr

PROPERTY:

6965 Chapin Road

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

11 07 03100

Please be advised that the undersigned office represents Aegis Security Insurance Company in a civil action. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on July 29, 2020 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARÚBO & ARGENTIERI

Dated: May 21, 2020

Michael F.J. Romano, Esquire

Attorney for Plaintiff

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v.

: NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ja

James W. Knorr 6965 Chapin Road Bloomsburg, PA 17815

The real estate located at 6965 Chapin Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on July 29, 2020 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$1,309,572.14 plus fees, costs and other charges obtained by Aegis Security Insurance Company against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Michael F.J. Romano, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.

- 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.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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's Office at 570-389-5622 or Michael F.J. Romano, Esquire at (856) 384-1515.
- 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 the 30th day after the sale. 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 of the preparation of the schedule of distribution.

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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

P 1 05/21/2020 11:34 Serial No. A6VF011029028 TC:00083309

Addressee	Start Time	Time	Prints	Result	Note
9185638463716	05-21 11:32	00:01:59	002/002	ОК	ORG

Result

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD: Forward Fcode: F-Code BUL: Bulletin I-FAX: Internet Fax ORG: Original Size

TIMOTHY T. CHAMBERLAIN

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

PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

TO: O	
_ 17 omano	Columbia
COMPANY	5 21 2020
856-384-6	37
PHONE NUMBER	SENDER'S REPERENCE NUMBER:
"Sheriff Sale	YOUR REFERENCE NUMBER.
□ URGENT □ POR RE	VIEW Please comment Please reply Please recycle
NOTES/COMMENTS: ATTACHED ARE OFFICE. IF YOU HAP PLEASE CALL 570.389	DOCUMENTS FROM THE COLUMBIA COUNTY SHERTF'S ANY QUESTIONS CONCERNING THESE DOCUMENTS, 0.5622, THANK YOU.

Knorr Sale

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@galegal.com

Emmanuel J. Argentieri, Member* cargenticri@realegal.com

Louis W. Skinner* lskinner@realegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue
P.O. Box 456
Woodbury, NJ 08096
Telephone: (856) 384-1515
Telefax: (856) 384-6371

Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Nanuet NY 10954
PH: (914) 715-7072

May 21, 2020

Via Telefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875 Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") concerning the Sheriff's Sale regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

This will confirm that due to the COVID-19 crisis and a judicial emergency declaration affecting Columbia County, the Sheriff's Sale scheduled for May 27, 2020 has been adjourned to July 29, 2020. This will also confirm that the postponement of this sale will not affect Aegis' rights to request another adjournment of the sale date as permitted by Rule 3129.3.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty

cc: David James, Esquire – via email
Aegis Security Insurance Company

To: 15703895625 From: RGA Fax 5-21-20 11:21am p. 1 of 2

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* cargentieri@rgalegal.com

Louis W. Skinner*
Iskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@realegal.com

Evan J. Salan, Esquire*** esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Nanuet NY 10954
PH: (914) 715-7072

FAX COVER SHEET

Fax Number Transmitted To: (570) 389-5625

To: Sheriff Timothy T. Chamberlain

Of: Sheriff of Columbia County

From: Michael F.J. Romano, Esquire

Matter: Aegis Security v. James W. Knorr, et al. #2015-cv-875

Date: May 21, 2020

DOCUMENTS	NUMBER OF PAGES*
	2, including cover

cc: David James, Esquire – via email Aegis Security Insurance Company

COMMENTS:

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

^{*}IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE SENDER IMMEDIATELY AT (856) 384-1515.

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

TO: Romano	FROM: Columbia
COMPANY:	5 21 2020
856-384-6371	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
Sheriff Sale	YOUR REFERENCE NUMBER:
☐ URGENT ☐ FOR REVIEW	□ please comment □ please reply □ please recycle
NOTES/COMMENTS: ATTACHED ARE DOC OFFICE. IF YOU HAVE A PLEASE CALL 570.389.5622.	CUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S NY QUESTIONS CONCERNING THESE DOCUMENTS, THANK YOU.

Knorr Sale





BUSINESS OF THE COURTS

Sheriff Sale Postponement May 27, 2020 to July 29, 2020 IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

87:1 d 02 AVA 0707

YRATOKOHICR!

BY THE COURT

Thomas A. James Jr.

P.J.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner* lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Of Counsel:

Angelo G. Garubo, Esquire** agarubo@rgalegal.com

> Evan J. Salan, Esquire*** esalan@rgalegal.com

Michael V. Baronio, Esquire** mbaronio@rgalegal.com Nanuet NY 10954 PH: (914) 715-7072

April 17, 2020

Via Telefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") concerning the Sheriff's Sale regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

This will confirm that due to the COVID-19 crisis and a judicial emergency declaration affecting Columbia County, the Sheriff's Sale scheduled for April 29, 2020 has been adjourned to May 27, 2020. This will also confirm that the postponement of this sale will not affect Aegis' rights to request another adjournment of the sale date as permitted by Rule 3129.3.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly your

J. Romano, Esquire

MFJR/ty

David James, Esquire – via email cc: Aegis Security Insurance Company

2020_NV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

AND NOW, this /4 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

Emergency in this District on March 16, 2020 and such declaration being effective through

April 30, 2020 the following is ORDERED:

- A) All Sheriff sales scheduled for Wednesday April 29, 2020 are postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by regular United States mail.
- Within five business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- D) The Sheriff of Columbia County shall publish this Order on his official website.
- E) At the time of the originally scheduled sale on April 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff. F)

BY THE COURT

COUNTY OF COLUMB PEOLA HIRAN BLUX

TRATOMONTORT

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 13-FEB-20

FEE:\$5.00

CERT. NO36516

KNORR JAMES W 6965 CHAPIN RD BLOOMSBURG PA 17815

DISTRICT: CENTRE NORTH TWP
DEED 20080-2823
LOCATION: CHAPIN RD BLOOMSBURG
PARCEL: 11 -07 -031-00,000

YEAR	BILL ROLL	AMOUNT	PENDI	COSTS	COTAL AMOUNT DUE
2019 2018	PRIM PRIM	1,142.55 1,249.71	25.18 24.70	30.00 55.00	1,197.73 1,329.41
TOTAL	DUE :				\$2,527.14

,2020 TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2019

REQUESTED BY: COLUMBEA COUNTY SHEROFF

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 02/13/2020 03:10:09 PM

Cwaer: KNORR JAMES W

6965 CHAPIN RD

BLOOMSBURG PA 17815

Municipality: CENTRE NORTH TWP

Parcel #:11 -07 -031-00,000

Property Desc:

		Dis	scount:	Fac	<u>:e:</u>	Pena.	lty:
Bill #		Amount	Due Date	Amount	Due Date	Amount	Due Date
013909	F	\$7.64	04/30/2020	\$7.80	06/30/2020	\$8.58	08/31/2020
			Payment				
013909	G	\$174.00	04/30/2020	\$177.55	06/30/2020	\$195.31	08/31/2020
			Payment				
013909	S	\$15.29	04/30/2020	\$15.60	06/30/2020	\$17.16	08/31/2020
			Payment				
013909	R	\$122.26	04/30/2020	\$124.76	06/30/2020	\$137.24	08/31/2020
			Payment				
Tota	ls:	\$319.19		\$325.71		\$358.29	
				Total Paid	To Date:	\$0	.00

SRE

Signature

2 132020

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHEFFEE SALE By Yirkay of a Walt of Execution (Martingage Forections on)	Ad Text: JAMES WINNORR SHERIFF
No. 2015/V875 Instant and of the Court of Common Place of Columbia Courts Premaylerine and so me disorted, I will aspect the following disorbed property of public aste of the Columbia Courts Court of Columbia.	Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020
Commonwealth of Principheria crit WEDNESDAY, JANAUMY 28, 2020 AT 9:00 CYCLOCK A.M.	
MONESCOY, JAMANEY 28, SIDD AT BOO DICLORA AM. All persons in bisevest and althorous may in from control and persons and ordinate of all designs are in the control of the proposed and with a find design of the persons of the persons of the design of the persons of the persons of the design of the persons of the persons of the control of the persons of the persons of the persons of the man in the persons of t	Sworn and subscribed to before me this 33 day of January 20 20. What Loe Jensey (Notary Public) COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020 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.
ROMANOS CARLEGO ANGENTERI TIMOTHY T. CHAMBERLAIN, SI-WIII WOODBUPY, NU COLUMBIA COLINTY PerveyArmia	

01/27/2020 10:20 Serial No. A6VF011029028

TC:00074597

Addressee	Start Time	Time	Prints	Result	Note
918563846371	01-27 10:19	00:01:03	001/001	ок	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

To: 15783895625

From: RGA Fax

1-24-20 10:23am p. 2 of 2

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC

Michael F.J. Romano, Momber * mromanos@realegal.com

Emmanuel I. Argentieri, Member*

Louis W. Sklimer* Iskinnengenalgenl.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Of Counsel:

Augolo G. Onrubo, Esquire**

ngaruboarrealreat.com

Pvon J. Salan, Esquire***
csalan@igudegel.com

Michael V. Baronio, Esquire** mbaronio:#Franismal.com Nanuer NY 10954 PH: (914) 715-7072

January 24, 2020

Via Tulefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company
v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.
Case No.: 2015-ev-875
Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") with regard to the above-referenced matter with regard to the Sheriff's Sale presently scheduled for January 29, 2020 regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Please postpone the January 29, 2020 sale to April 27, 2020 at 9:00 a.m. announce the postponement at the January 29, 2020 sale and contact this office with the new date.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty Enclosure

David James, Esquire via email Aegis Security Insurance Company

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* cargentieri@rgalegal.com

Louis W. Skinner*

<u>Iskinner@rgalegal.com</u>

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

agarubo@realegal.com

Evan J. Salan, Esquire***
<u>csalan@rgalegal.com</u>

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com

Nanuet NY 10954

PH: (914) 715-7072

January 24, 2020

Via Telefax Transmission (570) 389-5625 Sheriff Timothy T. Chamberlain Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875 Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") with regard to the above-referenced matter with regard to the Sheriff's Sale presently scheduled for January 29, 2020 regarding the premises at 6965 Chapin Road, Bloomsburg, PA, Parcel No.: 11-07-03100.

Please postpone the January 29, 2020 sale to April 29, 2020 at 9:00 a.m. Please announce the postponement at the January 29, 2020 sale and contact this office with the new date.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty Enclosure

cc: David James, Esquire – via email
Aegis Security Insurance Company

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner* lskinner@rgalegal.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:

Angelo G. Garubo, Esquire**

<u>agarubo@rgalegal.com</u>

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@rgalegal.com
Nanuet NY 10954
PH: (914) 715-7072

FAX COVER SHEET

Fax Number Transmitted To: (570) 389-5625

To:

Sheriff Timothy T. Chamberlain

Of:

Sheriff of Columbia County

From:

Michael F.J. Romano, Esquire

Matter:

Aegis Security v. James W. Knorr, et al. #2015-cv-875

Date:

January 24, 2020

CDOOL DOOL OF THE STATE OF THE	
DOCUMENTS	NUMBER OF PAGES*
	MOMDER OF LAGES.
	2 in alastina
	2, including cover

cc: David James, Esquire - via email Aegis Security Insurance Company

COMMENTS:

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

^{*}IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE SENDER IMMEDIATELY AT (856) 384-1515.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230

PRIORITY CLAIM FOR SHERIFFS SALE

Please Print or Type

EXECUTION NUMBER 2015CV875 (01/29/20)	SECOND EXECUTION NUMBER
DATE OF SALE 01/29/2020	,
AMOUNT \$72,007.13	

MR TIMOTHY T CHAMBERLAIN SHERIFF OF COLUMBIA COUNTY BOX 380

BLOOMSBURG

PA 17815

REVENUE ID		CORPORATION TAX
1000337574	-	\$1,901.34
EMPLOYER EIN		•
23-3094919		\$14,902.18
SALES TAX LICENS	SE NUMBER	
19075935	-	\$314.60
SOCIAL SECURITY	NUMBER	
***-**-4205	H	\$54,889.01
INHERITANCE TAX	K FILE NUMBER	R
	-	\$0.00
 OTHER TAX NUME	BER	
	-	\$0.00

DEFENDANT

JAMES W KNORR AND KNORR REALTY INC AND JMT KNORR LTD AND J.W. KNORR INC AND KNORR'S USED EQUIPMENT INC

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

- A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.
 - ✓ Sales and Use Tax, 72 P.S. § 7242

 - ✓ Pennsylvania Personal Income Tax, 72 P.S. § 7345
- B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).
 - ✓ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Corp Tax		01/01/14 - 12/31/15	\$1,597.63
Corp Tax		01/01/15 - 12/31/15	\$303.71
Employer Tax	2/3/2011	2011-CV-213	\$14,902.18
Personal Income Tax	12/19/2017	2017-CV-1415	\$54,889.01
Sales Tax	3/22/2018	2018-CV-358	\$314.60
TOTAL:	\$72,007.13		

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 03 day of, January 2020

Secretary of Revenue C. Daniel Hassell

DIRECTOR, BUREAU OF COMPLIANCE Sean Washington

SECRETARY OF REVENUE C. Daniel Hassell

	VS
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$315,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 48.00
ADVERTISING SALE BILLS & COI	PIES \$17.50
ADVERTISING SALE (NEWSPAPE	
MILEAGE	\$/2,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 11,50
NOTADV	\$ 1/2.00
TOTAL *****	****** \$ 569,60
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$J.163,80
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$100.00
DDOTHONOTARY (NOTARY)	\$10.00
PECORDER OF DEEDS	\$ 71,75
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	****** \$ <mark>8/,75</mark>
REAL ESTATE TAXES:	ø
BORO, TWP & COUNTY 20	
SCHOOL DIST. 20	<u> </u>
DELINQUENT 20	************** \$_5.00
IOIAL *****	<u> </u>
MUNICIPAL FEES DUE:	
SEWER 20	\$\$ \$ *************
WATER 20	\$
SURCHARGE FEE (DSTE)	\$ 230,6°C
MICC	\$
MISC	<u> </u>
TOTAL ****	\$ <u>220,60</u> \$ \$ *************************
	TS (OPENING BID) \$ 3229.55
TOTAL COST	(OI DAM 10 DID)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. KNORR, JAI	URITY INSURANCE COMAPNY MES (et al.)				Number CV875
	SERVICE CO	OVER SHE	ET	-	
ervice Deta	alls:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	Land and the state of the state
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RI	GHTS		una — Tallanda de Mentra — Tallanda (Manda de Manda de M
erve To:		Final Servic			
Name:	BLOOMSBURG AREA SCHOOL DISTRICT-	Served:	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Supplying Assessment Committee of Page 1 April 200	Kubil	
Phone:	DOB:	Relation:	CIKH		
Alternate Address:		Date:	12/4/19	Time:	1145
Phone:		Deputy:	4	Mileage:	The second secon
Attorney / C	Originator:				150 7 A C 1770 123 E 2 A A
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	The second secon	The same state of the same sta	and you are track assessed topic order, an extension for the selection of
Service Att			An annual property and the second		77 - 78 - 78
Date:	4)(p)(s)			man de de la compania del compania del compania de la compania del la compania de la compania della compania de	
Time:					
Mileage:					
mneage.		1 1		l l	

BLOOMSBURG AREA SCH 201

2015CV875

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	CURITY INSURANCE COMAPNY AMES (et al.)	Case Number 2015CV875						
	SERVI	CE COVER SHE	ET					
Service Del	talls:	and the state of t						
Category:	Real Estate Sale - Sale Notice		- makey spakenings at the property of the spake of the spaken of the spa	Zone:	1			
Manner:	< Not Specified >	Expires:		Warrant:	g was a manage of the manage o			
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS .							
Serve To:		Final Servi						
Name:	Central Columbia SD	Served:	Personally Ad	ult In Charge	Posted · Other			
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815	Adult In Charge:	Parrice		BULB LL			
Phone:	570-784-2850 DOB :	Relation:	Cis					
Alternate Address:		Date:	12/4/19	Time:	1352			
Phone:		Deputy:		Mileage:	Suppose to the suppose of the suppose to the suppos			
Attorney /	Originator:							
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:		e majori (s. mojorijuma ir apiem arabakana primarim viena (iriba i debat International (iriba i primarim) primarim (iriba i debata i primarim) primarim (iriba i debata i primarim) (iriba	The control of the co			
Service At	femots:				ing Kacaman an ing			
Date:		Secretary of the second						
Time:								
Mileage:								
Deputy:	7 2	7		**	-			
	tempt Notes:				182			
2.								
3.			,					
4.					<u> </u>			
5.				· · · · · · · · · · · · · · · · · · ·				
6.								

CENTRAL COLUMBIA SD

2015CV875

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

on Description Street, Teleport, etc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

AEGIS SECURITY INSURANCE COMAPNY vs.
JAMES KNORR (et al.)

Case Number 2015CV875

SHERIFF'S RETURN OF SERVICE

12/02/2019 01:15 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 6965 CHAPIN ROAD, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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

			NOTARY		
Affirmed and su	bscribed to b	efore me this		0 0	1/0
2ND	day of	DECEMBER	, 2019	Darch Jan	Klugamer

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NO EXPIRATION

	CURITY INSURANCE COMAPNY	Case Number					
vs. KNORR, JA	AMES (et al.)	2015CV875	- -				
SERVICE COVER SHEET							
Service De	tails:			(POSTING)			
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	9			
Manner:	< Not Specified >	Expires:	Warrant:	ı			
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM SHERIFF'S SALE BILL						
A Tie		Final Service:	· · · · · · · · · · · · · · · · · · ·	·			
Serve To:	(DOSTING)		Adult In Charge Posted Other	0150			
Name: Primary Address:	(POSTING) 6965 CHAPIN ROAD BLOOMSBURG, PA 17815	Adult In Charge:		2015CV875			
Phone:	DOB:	Relation:		1			
Alternate Address:		Date: 12 -24°	Time: 13:15	6965 CHAPIN ROAD, BLOOMSBURG			
Phone:	: 	Deputy: 5	Mileage:	CHA			
Attorney / Originator:							
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:		ROA			
Service At	tempts:	·		<u> </u>			
Date:				00			
Time:				MSE			
Mileage:				SUR.			
Deputy:				•			
Service At	tempt Notes:	•		PA 17815			
1				- 815			
2.				_			
3.				- z			
4.				NO EXPIRAT			
5.				- (P)			
6.				- Ä			

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	CURITY INSURANCE COMAPNY AMES (et al.)	_			Number CV875
	SERVICE CO	OVER SHE	ET		-
Service De	tails:				
Category:	Real Estate Sale - Sale Notice	gar de commune per ser especiale planetes, indigentale estre en estre commune antico.		Zone:	Page my my man and a man a
Manner:	< Not Specified >	Expires:		Warrant:	THE THE RESERVE TO THE PROPERTY OF THE PROPERT
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IIGHTS		and the second second second second
Servé To:		Final Servi			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ad	ult in Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Shel	<u> </u>	Feitner
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clax		na a series realización destación de la company de destación de la company de la company de la company de la c
Alternate Address:		Date:	12/3/19	Time:	10:20A
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:			
Carlina Na			As an amount of the second of		· North Annual Control
service Au Date:	tempts:			· /2.* · · · ·	
Time:					
Mileage:					
Deputy:	2 3				
• -					
1.					
2.					
3.					
4.					<u>.</u>
5.					<u></u>
6.					

DOMESTIC RELATIONS OF 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PO BOX 380, BLOOMSBURG, PA 17815

VS.	CURITY INSURANCE COMAPNY AMES (et al.)				Number 5CV875
	SERVICE	COVER SHE	ET		
Service De	lails:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS	ad as in A province and accommodate and as a finite in the first A Print	19 19 19 19 19 19 19 19 19 19 19 19 19 1
erve To:		Final Servi	cer		kan manasa manasa sa
Name:	Columbia County Tax Office	Served:	Personally · Adu	ılt In Charge ·	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Shari	Evar	\S
Phone:	570-389-5649 DOB :	Relation:	Cler	K.	and the state of t
Alternate Address:		Date:	12319	Time:	10:184
Phone:		Deputy:		Mileage:	
Attornev /	Originator:			5, 14,17,540 j. jež (5,10) 1	
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	A STAN ASSAULT AND AND ASSAULT STAN ASSAULT	The state of the s	
ervice Ati	emps,				
Date: Time:					
Mileage: Deputy:		,		···	
		··		ege on gegenne je je	190 Ag Sagar 111 A 110 M
67.50 350-63.5000-5-1-1-1-250005	tempt Notes:				
1.					
2.					
3.					
4.					
5.					

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AEGIS SECURITY INSURANCE COMAPNY vs. KNORR, JAMES (et al.)					Case Number 2015CV875	
	SERVICE (COVER SHE	EET			
Service De	talls:					
Category:	Real Estate Sale - Sale Notice	terminante en residentamen men en englemmet, en proper en englement, en president en pr		Zone:		
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS	asar ngayar asar - _d ahaynaya pahamba, a ayan di Abada da ^{ay} a <i>a a</i>	**************************************	
Serve To:		Final Servi	ce:			
Name:	COLUMBIA COUNTY TREASUER	Served:	Personally · Adu	ılt In Charge ·	Posted · Other	
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Liz	De	Ц	
Phone:	DOB:	Relation:	Cler	# THE PARTY OF THE	to a waters	
Alternate Address:		Date:	12/3/19	Time:	10:194	
Phone:		Deputy:	8	Mileage:		
Attorney /	Originator:					
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:		•	a depresar o la companya de la comp La companya de la co	
Service At	fempts:				employee and the second of the	
Date:		a layer territor (C D. v. a D. v. a				
Time:						
Mileage:						
Deputy:	2 2	2				
Service Af	tempt Notes:				ASSETTION TO THE	
1.		Albania (1982), Illina (1944), Albanialia		A CALL MATTER STATE AND A CALL AN		
2.					1·2 · · · ·	
3.	Line and the second sec					
4.		·		· · · · · · · · · · · · · · · · · · ·		
5.		· · · · · · · · · · · · · · · · · · ·				
6.						

2015CV87

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299 Fax: (570) 784-6152

Proof of Ad 11/27/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Amount Paid

Ad ID:

Description:

1185015

JAMES W KNORR SHER-

IFF

Run Dates:

01/08/20 to 01/22/20

Class:

Agate Lines:

324

Blind Box:

Publication

Start Stop

Cost Inserts

\$2,103.80

\$2,103.80

\$0.00

Press Enterprise 01/08/2001/22/20

Dy Virtue of a Web of Execution (Montgage Foredocure) Sec. 2015/04/70

WATERFERAY, IMAKIARY 75, 7070 AT BOX 1713 CICK AAR

MCTEMPERAM, JANAISHY ZR, 2020 AT BOOLDES CICK, ASE.

At partices an interest and clamateria are familiar trootled that a proposate schedule of shull ask and within a like in the Beart Office in building them likely in the Beart Office in the late of them likely in the Beart Office in the late of them likely in the Beart Office in the late of them likely in the Beart of the control of the products with one made in accordance work the schedule. In 1970 they offer and stings unless that the late of the schedule in Late of they offer and stings unless that the late of the schedule in Late of they offer and stings unless that it is a schedule in Late of the Late

icoral van le industria Herbel de Warr 1978-1984 (Cali Bobe V 1984-1994) AS Million (LWG)

Warring and apart de tre contraction of bloomings before the ACR things Read and Land (LWG)

Registrage, and apart de tre contraction of bloomings before the ACR things Read and Land (LWG)

Warring to the ACR things a special to the confinement of the ACR things Red the contraction of the ACR things of the ACR things and the ACR things and the ACR things are the ACR things and ACR things are the ACR things and ACR things are the AC

IN STATEMENT AND THE STATEMENT OF THE STATEMENT AND THE STATEMENT

POPPITY ADDRESS, ORES ENAPA POAC, ELCONISPARIE, PA 17819. EN 78 X PACEL PLENETT: 11 07 03 100

Month in sect of ALESS SECURINY Y REGISTERS OF SALE, The grown of ten 11000 posterior of ten 110000 posterior of ten 11000 posterior of t

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v.

: NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-FD-135

Defendants.

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against: James W. Knorr, defendant;

- 1. You are directed to levy upon the property of the defendant James W. Knorr, and to sell defendant James W. Knorr's interest therein: Any and all personal and/or real property which may be located at 6569 Chapin Road, Bloomsburg, PA 17815 a/k/a Parcel ID No.: 11 07 03100, in which defendant James W. Knorr holds an interest;
- 2. You are also directed to attach the property of said defendant not levied upon in the possession of n/a, as garnishee(s), and to notify the garnishee(s) that:
 - (a) an attachment has issued;
- (b) the garnishee(s) is(are) enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof.
 - 3. If the property of said defendant not levied upon and subject to attachment

m(them) that he(they) has	s(have) been added as garnis	shee(s) and is(are) enjoined as above
	AMOUNT DUE	\$1,301,547.14
	(Costs to be added)	\$8,025.00
	By:	ON July Hill Prothonotary
ate: 11/25/2019		& Clerk of Sev. Courts n. Ex. 1st Monday in 2020

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Route No. 463 (Chapin Road), said point also being the southwesterly corner of Lot No. 6B of the hereinafter referenced subdivision; thence running along the centerline of Township Route No. 463 (Chapin Road), south 69 degrees 18 minutes 27 seconds west 110.49 feet to a point; thence continuing along the same south 68 degrees 17 minutes 25 seconds west 64.25 feet to a point; thence running through Township Route No. 463 (Chapin Road) south 85 degrees 52 minutes 43 seconds west 54.04 feet to a rebar found disturbed; thence running along land now or formerly of Levi A. and Shellie L. Brown north 17 degrees 19 minutes 05 seconds west 464.38 feet to a stone corner found; thence running along land now or formerly of The Pifer Living Family Trust north 71 degrees 05 minutes 53 seconds east 326.01 feet to a rebar set; thence running along the Lot No. 6B and passing through a rebar offset 16.99 feet from the end of this course, south 05 degrees 32 minutes 18 seconds east, 484.51 feet to the place of beginning.

CONTAINING 3.004 acres of land and being more fully shown as Lot No. 6A on survey subdivision plat entitled: "Preliminary/Final Subdivision Plan Prepared for Kevin M. Boudman and James W. Knorr", prepared by Ted L. Oman and Associates, Inc., dated 06/09/03, and recorded in the Columbia County Recorder of Deeds Office on September 22, 2003 in Map Book 8, Page 449.

UNDER AND SUBJECT to a portion of the legal right of way of Township Route No. 463 (Chapin Road) as shown on the above referenced subdivision plat.

ALSO GRANTING AND CONVEYING TO THE GRANTEE HEREIN, HIS HEIRS AND ASSIGNS, THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON A 50 FOOT WIDE PRIVATE RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center line of Township Route No. 463 (Chapin Road), said point being further located on a course of north 70 degrees 42 minutes 17 seconds east 107.93 feet from a point at the southwesterly comer of Lot No. 6B; thence running through Lot No. 6B north 30 degrees 16 minutes 42 seconds west 46.14 feet to a point; thence continuing through Lot No. 6B north 54 degrees 16 minutes 47 seconds west 103.90 feet to a point; thence continuing through Lot No. 6B north 44 degrees 15 minutes 29 seconds west 11.86 feet to a point in the easterly line of Lot No. 6A hereinabove described; thence running along Lot No. 6A north 05 degrees 32 minutes 18 seconds west 79.93 feet to a point; thence running through Lot No. 6B south 44 degrees 15 minutes 29 seconds east 69.85 feet to a point; thence continuing through Lot No. 6B south 54 degrees 16 minutes 47 seconds east 110.15 feet to a point; thence continuing through Lot No. 6B south 30 degrees 16 minutes 42 seconds east 66.66 feet to a point in the centerline of Township Route No. 463 (Chapin Road); thence running along the centerline of Township Route No. 463 (Chapin Road) south 71 degrees 38

minutes 10 seconds west 11.48 feet to a point; thence continuing along the same south 70 degrees 42 minutes 17 seconds west 39.49 feet to the place of beginning. Containing 0.234 acre of land and being more fully shown as "Proposed 50 foot wide private right-of-way to serve Lot No. 6A". The owners of Lot No. 6A and 6B shall share the use of the existing driveway located in the above described right-of-way. Maintenance of the drive shall be shared as specified below.

RIGHT OF WAY MAINTENANCE PROVISION: BY ACCEPTING DELIVERY OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS HEIRS AND ASSIGNS, AGREES TO ASSUME HIS RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES, WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE 50 FOOT RIGHT OF WAY SERVICING THE LOT OF LAND HEREIN CONVEYED TO THE GRANTEE. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS.

IT BEING the same premises transferred and conveyed by James W. Knorr, unmarried and Stephanie Knorr, Unmarried by their Deed dated March 28, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200802823 on March 31, 2008, unto, James W. Knorr, unmarried.

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456

Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS : OF COLUMBIA COUNTY

r

: CIVIL ACTION - LAW

Plaintiff,

. : NO.: 2015-cv-875___

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and

KNORR'S USED EQUIPMENT, INC.

v.

2019-ED-135

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

Aegis Security Insurance Company, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 6965 Chapin Road, Bloomsburg, PA 17815.

1. Name and address of Owner(s) or Reputed Owner(s):

Name	Address (if address cannot be reasonably
	ascertained, please so indicate)
James W. Knorr	6965 Chapin Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name	Address (if address cannot be reasonably
	ascertained, please so indicate)
James W. Knorr	6965 Chapin Road, Bloomsburg, PA 17815

5		James V
17815	ealty, Inc.	Norr R
17815	orr, Ltd.	JMT Kn
17815		J.W. Kn
17815	Used Equipment, Inc.	`
		`

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Aegis Security Insurance Company	4507 N. Front Street, Suite 200 Harrisburg, PA 17110

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Aegis Security Insurance Company	4507 N. Front Street, Suite 200, Harrisburg, PA 17110

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Bloomsburg Area School District		728 E. 5 th Street	
•	•	Bloomsburg, PA 17815	
Bloomsburg Tax Collector		c/o Mary F. Ward Town Hall	
Ç	/	301 E. Second Street, Bloomsburg, PA 17815	
Suez Water Corporate Headquarters		461 From Road	1
•	^	Paramus, NJ 07652	/
Columbia County Tax Claim Office		11 West Main Street,	
•	1	Bloomsburg, PA 17815	
Columbia County Treasurer		P.O. Box 380,	
	τ	Bloomsburg, PA 17815	

Bloomsburg Domestic Relations	11 West Main Street, 2 nd Floor	
	Bloomsburg, PA 17815	, ·
Commonwealth of Pennsylvania	333 Health and Welfare Building	· / 1
Department of Welfare	Harrisburg, PA 17105	/ !
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales	/
of Compliance	P.O. Box 281230,	ì
	Harrisburg, PA 17128-1230	`
Commonwealth of PA	Inheritance Tax Division	
Bureau of Individual Tax	P.O. Box 280601	, ,
	Harrisburg, PA 17105	
Department of Public Welfare	Estate Recovery Program	
	P.O. Box 8486	V
	Willow Oak Building	Х
	Harrisburg, PA 17105	
Internal Revenue Service, Federal Estate Tax	201 W. Rivercenter Blvd.	ł .
Special Procecure Branch	Covington, KY 41011	
Commonwealth of Pennsylvania	Bureau of Individual Taxes	
Department of Revenue	P.O. Box 280509,	1
	Harrisburg, PA 17128-0509	,

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 (if address cannot be reasonably ascertained, please so indicate)

Tenant/Occupant	6965 Chapin Road, Bloomsburg, PA 17815

ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire

Atterney for Plaintiff

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2015-cv-875

Plaintiff: Aegis Security Insurance Company

vs. Defendant: James W. Knorr

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 11 07 03100

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Michael F.J. Romano, Esq. / Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff Aegis Security Insurance Company

To case number 2015-cv-875

ALL THAT CERTAIN lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 3/28/2008 and recorded 03/31/2008, among the Land Records of the County and State set forth above, in Deed Volume 200802823.

TAX MAP OR PARCEL ID NO.: 11 07 03100

TITLE TO SAID PREMISES IS VESTED by Deed dated 03/28/2008 conveying from James W. Knorr and Stephanie Knorr to James W. Knorr, Recorded 03/31/2008, as Instrument #200802823.

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Being Columbia County parcel number: 11 07 03100

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: James W. Knorr

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff.

: CIVIL ACTION - LAW

v.

: NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-ED-135

Defendants.

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against: James W. Knorr, defendant;

- 1. You are directed to levy upon the property of the defendant James W. Knorr, and to sell defendant James W. Knorr's interest therein: Any and all personal and/or real property which may be located at 6569 Chapin Road, Bloomsburg, PA 17815 a/k/a Parcel ID No.: 11 07 03100, in which defendant James W. Knorr holds an interest;
- 2. You are also directed to attach the property of said defendant not levied upon in the possession of _______, as garnishee(s), and to notify the garnishee(s) that:
 - (a) an attachment has issued;
- (b) the garnishee(s) is(are) enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof.
 - 3. If the property of said defendant not levied upon and subject to attachment

n(them) that he(they) has		shee(s) and is(are) enjoined as above
	AMOUNT DUE	\$1,301,547.14
	(Costs to be added)	\$ 8,025.00
	Born	May Juliette, Prothonotary
	By: Prot	h & Clerk of Sev. Courts
te: 11/25/2019	My Co	m. Ex. 1st Monday in 2020
1 10 2 10 62 1 1		

.

COMMONWEALTH OF PENNSYLVANIA, COLUMBIA COUNTY CIVIL ACTION - LAW

TO THE SHERIFF OF COLUMBIA COUNTY:

Supreme Court ID No.: 52268

2019-ED-135

PLAINTIFF from James W. Knorr,	DEFENDANT,
(1) You are directed to levy upon interest(s) therein: any and all real	on the property of the defendant James W. Knorr, and to sell his or personal property located at the following address:
(a) 6569 Chapin Road,	Bloomsburg, PA 17815 a/k/a Parcel ID No.: 11 07 03100;
(2) You are also directed to atta possession of:n/a	ach the property of the defendant(s) not levied upon in the
has been issued; the garnishee(s) is	s: n/a ; and to notify the garnishee(s) that: an attachment s/are enjoined from paying any debt to or for the account of the ny property of the defendant(s) or otherwise disposing thereof
(3) If property of the defendant possession of anyone other than a rhas been added as a garnishee and it	(s) not levied upon and subject to attachment is found in the named garnishee, you are directed to notify him/her that he/she is enjoined as above stated.
Amount Due <u>\$750,932.30</u> Interest <u>\$550,614.84</u>	Plaintiff Paid \$8,025.00 Defendant Paid Due Proth/Clerk
Atty's Comm%	Other Costs
Date: 11/25/2019	Prothonotary/Clerk, Civil Division
By: <u>-</u>	Rosalie Antonio 10
	Proth & Clerk of Sev. Courts
REQUESTING PARTY:	My Com. Ex. 1st Monday in 2020
Michael F.J. Romano, Esquire, Att	
52 Newton Avenue, P.O. Box 456,	
Telephone: (856) 384-1515	

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2015-cv-875

Plaintiff: Aegis Security Insurance Company

vs. Defendant: James W. Knorr

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 11 07 03100

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Michael F.J. Romano, Esq. / Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff Aegis Security Insurance Company

To case number 2015-cv-875

ALL THAT CERTAIN lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 3/28/2008 and recorded 03/31/2008, among the Land Records of the County and State set forth above, in Deed Volume 200802823.

TAX MAP OR PARCEL ID NO.: 11 07 03100

TITLE TO SAID PREMISES IS VESTED by Deed dated 03/28/2008 conveying from James W. Knorr and Stephanie Knorr to James W. Knorr, Recorded 03/31/2008, as Instrument #200802823.

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Being Columbia County parcel number: 11 07 03100

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: James W. Knorr

ROMANO, GARUBO & ARGENTIERI

By: Michael F.J. Romano, Esquire

Attorney I.D. No.: 52268

52 Newton Avenue P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

: COURT OF COMMON PLEAS AEGIS SECURITY INSURANCE COMPANY

: OF COLUMBIA COUNTY

Plaintiff, : CIVIL ACTION - LAW

: NO.: <u>2015-cv-875</u> v.

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-ED-135

Defendants.

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, James W. Knorr, the above-named defendant, claim exemption of property from levy or attachment:

- 1. From my personal property in my possession which has been levied upon
 - I desire that my \$300.00 statutory exemption be: (a)
 - set aside in kind (specify property to be set aside in [](i) kind), or
 - 1 (ii) paid in cash following the sale of the property levied upon;
 - (b) I claim the following exemption (specify property and basis for exemption):

	follo (a)	wing exemptions: My \$300.00 statutory exemption:
	(=)	[] in cash, or [] in kind (specify property):
	(b)	Social Security benefits on deposit in the amount of \$
	(c)	Other (specify amount and basis of exemption): \$
	rompt C	Court hearing to determine the exemption. Notice of the hearing sho
	rompt C	Court hearing to determine the exemption. Notice of the hearing sho
I req e given to r (address)	rompt C	Court hearing to determine the exemption. Notice of the hearing sho
e given to	rompt C	
e given to	rompt C	
e given to	rompt C	
e given to	rompt C	

ROMANO, GARUBO & ARGENTIERI

By: Michael F.J. Romano, Esquire

Attorney I.D. No.: 52268

52 Newton Avenue

P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v.

: NO.: 2015-cv-875___

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-ED-135

Defendants.

WRIT OF EXECUTION NOTICE

THIS PAPER IS A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

THE LAW PROVIDES THAT CERTAIN PROPERTY CANNOT BE TAKEN. SUCH PROPERTY IS SAID TO EXEMPT. THERE IS A DEBTOR'S EXEMPTION OF \$300.00. THERE ARE OTHER EXEMPTIONS WHICH MAY BE APPLICABLE TO YOU. A SUMMARY OF SOME OF THE MAJOR EXEMPTIONS ARE LISTED BELOW. YOU MAY HAVE OTHER EXEMPTIONS OR OTHER RIGHTS.

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

- 1. \$300.00 STATUTORY EXEMPTION
- 2. BIBLES, SCHOOL BOOKS, SEWING MACHINES, UNIFORMS & EQUIPMENT
- 3. MOST WAGES AND UNEMPLOYMENT COMPENSATION
- 4. SOCIAL SECURITY BENEFITS
- 5. CERTAIN RETIREMENT FUNDS AND ACCOUNTS
- 6. CERTAIN VETERAN AND ARMED FORCES BENEFITS
- 7. CERTAIN INSURANCE PROCEEDS
- 8. SUCH OTHER EXEMPTIONS AS MAY BE PROVIDED BY LAW

IF YOU HAVE AN EXEMPTION, YOU SHOULD DO THE FOLLOWING PROMPTLY: (1) FILL OUT THE ATTACHED CLAIM FORM AND DEMAND FOR A PROMPT HEARING; (2) DELIVER THE FORM OR MAIL IT TO THE SHERIFF'S OFFICE AT THE ADDRESS NOTED.

YOU SHOULD COME TO COURT READY TO EXPLAIN YOUR EXEMPTION. IF YOU DO NOT COME TO COURT AND PROVE YOUR EXEMPTION, YOU MAY LOSE SOME OF YOUR PROPERTY.

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.

Susquehanna Valley Legal Services 168 East Fifth Street Bloomsburg, PA 17815 TELEPHONE: (717) 784-8760

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association PO Box 186 Harrisburg, PA 17108 TELEPHONE: (570) 692-7375 By virtue of a Writ of Execution issued by Plaintiff Aegis Security Insurance Company

To case number 2015-cv-875

ALL THAT CERTAIN lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 3/28/2008 and recorded 03/31/2008, among the Land Records of the County and State set forth above, in Deed Volume 200802823.

TAX MAP OR PARCEL ID NO.: 11 07 03100

TITLE TO SAID PREMISES IS VESTED by Deed dated 03/28/2008 conveying from James W. Knorr and Stephanie Knorr to James W. Knorr, Recorded 03/31/2008, as Instrument #200802823.

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Being Columbia County parcel number: 11 07 03100

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: James W. Knorr

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2015-cv-875

Plaintiff: Aegis Security Insurance Company

vs. Defendant: James W. Knorr

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 11 07 03100

Property being known as: 6569 Chapin Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Michael F.J. Romano, Esq. / Romano, Garubo & Argentieri, LLC

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY

: COURT OF COMMON PLEAS : OF COLUMBIA COUNTY

Plaintiff,

: CIVIL ACTION - LAW

v

: NO.: 2015-cv-875

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

2019-ED-135

Defendants.

AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Michael F.J. Romano, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendant, James W. Knorr, is not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Michael F.J. Romano, Esquire

Attorney for Plaintiff

Sworn to and subscribed before me this 21 5th day of November 2019

VIVIU

TAMMY L YOWELL
Notary Public, State of New Jersey
My Commission Expires
November 14, 2020

ROMANO, GARUBO & ARGENTIERI By: Michael F.J. Romano, Esquire Attorney I.D. No.: 52268 52 Newton Avenue

P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515

` ,

Attorneys for Plaintiff, Aegis Security Insurance Company

AEGIS SECURITY INSURANCE COMPANY : COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff, : CIVIL ACTION - LAW

: NO.: <u>2015-cv-875</u>

JAMES W. KNORR, KNORR REALTY, INC., JMT KNORR LTD., J.W. KNORR, INC. and KNORR'S USED EQUIPMENT, INC.

٧.

2019-ED-135

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

Aegis Security Insurance Company, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 6965 Chapin Road, Bloomsburg, PA 17815.

1. Name and address of Owner(s) or Reputed Owner(s):

Name Address (if address cannot be reasonably ascertained, please so indicate)

James W. Knorr 6965 Chapin Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name Address (if address cannot be reasonably ascertained, please so indicate)

James W. Knorr	6965 Chapin Road, Bloomsburg, PA 17815
Knorr Realty, Inc.	7295 Old Berwick Road Bloomsburg PA 17815
JMT Knorr, Ltd.	7295 Old Berwick Road Bloomsburg PA 17815
J.W. Knorr, Inc.	7295 Old Berwick Road Bloomsburg PA 17815
Knorr's Used Equipment, Inc.	7295 Old Berwick Road Bloomsburg PA 17815

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Aegis Security Insurance Company	4507 N. Front Street, Suite 200 Harrisburg, PA 17110

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Aegis Security Insurance Company	4507 N. Front Street, Suite 200, Harrisburg, PA 17110

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Bloomsburg Area School District	728 E. 5 th Street
	Bloomsburg, PA 17815
Bloomsburg Tax Collector	c/o Mary F. Ward Town Hall
	301 E. Second Street, Bloomsburg, PA 17815
Suez Water Corporate Headquarters	461 From Road
•	Paramus, NJ 07652
Columbia County Tax Claim Office	11 West Main Street,
•	Bloomsburg, PA 17815
Columbia County Treasurer	P.O. Box 380,
,	Bloomsburg, PA 17815

Bloomsburg Domestic Relations	11 West Main Street, 2 nd Floor
	Bloomsburg, PA 17815
Commonwealth of Pennsylvania	333 Health and Welfare Building
Department of Welfare	Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales
of Compliance	P.O. Box 281230,
	Harrisburg, PA 17128-1230
Commonwealth of PA	Inheritance Tax Division
Bureau of Individual Tax	P.O. Box 280601
	Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program
	P.O. Box 8486
	Willow Oak Building
	Harrisburg, PA 17105
Internal Revenue Service, Federal Estate Tax	201 W. Rivercenter Blvd.
Special Procecure Branch	Covington, KY 41011
Commonwealth of Pennsylvania	Bureau of Individual Taxes
Department of Revenue	P.O. Box 280509,
	Harrisburg, PA 17128-0509

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 (if address cannot be reasonably ascertained, please so indicate)

Tenant/Occupant	6965 Chapin Road, Bloomsburg, PA 17815

ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworm falsification to authorities.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire

Atterney for Plaintiff

TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: Aegis Security Insurance Company v. James W. Knorr, Knorr Realty, Inc., JMT

Knorr, Ltd., J.W. Knorr, Inc. and Knorr's

Used Equipment, Inc.

Plaintiff Defendants

No. 2015-cv-875

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

romano, **s**arubo & argentieri

Michael F.J. Romano, Esquire Attorney for Plaintiff

. -------**,**

11-14-19 DATE

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Route No. 463 (Chapin Road), said point also being the southwesterly corner of Lot No. 6B of the hereinafter referenced subdivision; thence running along the centerline of Township Route No. 463 (Chapin Road), south 69 degrees 18 minutes 27 seconds west 110.49 feet to a point; thence continuing along the same south 68 degrees 17 minutes 25 seconds west 64.25 feet to a point; thence running through Township Route No. 463 (Chapin Road) south 85 degrees 52 minutes 43 seconds west 54.04 feet to a rebar found disturbed; thence running along land now or formerly of Levi A. and Shellie L. Brown north 17 degrees 19 minutes 05 seconds west 464.38 feet to a stone corner found; thence running along land now or formerly of The Pifer Living Family Trust north 71 degrees 05 minutes 53 seconds east 326.01 feet to a rebar set; thence running along the Lot No. 6B and passing through a rebar offset 16.99 feet from the end of this course, south 05 degrees 32 minutes 18 seconds east, 484.51 feet to the place of beginning.

CONTAINING 3.004 acres of land and being more fully shown as Lot No. 6A on survey subdivision plat entitled: "Preliminary/Final Subdivision Plan Prepared for Kevin M. Boudman and James W. Knorr", prepared by Ted L. Oman and Associates, Inc., dated 06/09/03, and recorded in the Columbia County Recorder of Deeds Office on September 22, 2003 in Map Book 8, Page 449.

UNDER AND SUBJECT to a portion of the legal right of way of Township Route No. 463 (Chapin Road) as shown on the above referenced subdivision plat.

ALSO GRANTING AND CONVEYING TO THE GRANTEE HEREIN, HIS HEIRS AND ASSIGNS, THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON A 50 FOOT WIDE PRIVATE RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center line of Township Route No. 463 (Chapin Road), said point being further located on a course of north 70 degrees 42 minutes 17 seconds east 107.93 feet from a point at the southwesterly comer of Lot No. 6B; thence running through Lot No. 6B north 30 degrees 16 minutes 42 seconds west 46.14 feet to a point; thence continuing through Lot No. 6B north 54 degrees 16 minutes 47 seconds west 103.90 feet to a point; thence continuing through Lot No. 6B north 44 degrees 15 minutes 29 seconds west 11.86 feet to a point in the easterly line of Lot No. 6A hereinabove described; thence running along Lot No. 6A north 05 degrees 32 minutes 18 seconds west 79.93 feet to a point; thence running through Lot No. 6B south 44 degrees 15 minutes 29 seconds east 69.85 feet to a point; thence continuing through Lot No. 6B south 54 degrees 16 minutes 47 seconds east 110.15 feet to a point; thence continuing through Lot No. 6B south 30 degrees 16 minutes 42 seconds east 66.66 feet to a point in the centerline of Township Route No. 463 (Chapin Road); thence running along the centerline of Township Route No. 463 (Chapin Road) south 71 degrees 38

minutes 10 seconds west 11.48 feet to a point; thence continuing along the same south 70 degrees 42 minutes 17 seconds west 39.49 feet to the place of beginning. Containing 0.234 acre of land and being more fully shown as "Proposed 50 foot wide private right-of-way to serve Lot No. 6A". The owners of Lot No. 6A and 6B shall share the use of the existing driveway located in the above described right-of-way. Maintenance of the drive shall be shared as specified below.

RIGHT OF WAY MAINTENANCE PROVISION: BY ACCEPTING DELIVERY OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS HEIRS AND ASSIGNS, AGREES TO ASSUME HIS RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES, WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE 50 FOOT RIGHT OF WAY SERVICING THE LOT OF LAND HEREIN CONVEYED TO THE GRANTEE. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS.

IT BEING the same premises transferred and conveyed by James W. Knorr, unmarried and Stephanie Knorr, Unmarried by their Deed dated March 28, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200802823 on March 31, 2008, unto, James W. Knorr, unmarried.

REAL ESTATE OUTLINE

ED # 2019 ED 135

DATE RECEIVED 11-21-19	9		
DOCKET AND INDEX 2019	5 CV 875		
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION	X		
COPY OF DESCRIPTION	×		
WHEREABOUTS OF LKA	×		
NON-MILITARY AFFIDAVIT	X		
NOTICES OF SHERIFF SALE	<u>X</u>		
WAIVER OF WATCHMAN	<u>×</u>		
AFFIDAVIT OF LIENS LIST	X		
CHECK FOR \$1,350.00 OR	X CK# 13315		
IF ANY OF ABOVE IS MISSING DO NOT PROCEED			
	T 00 01-0		
SALE DATE	Jan. 29 2020 TIME 9:00 am		
POSTING DATE			
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan.</u> 8		
	2 ND WEEK <u>Jan 15</u>		
	3 RD WEEK Jan 32		

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: Nov. 27 2019

Re: Sheriff's Sale Advertising Dates

Hgeis Security Ins. Vs. James W. Knorr, et al

No. 135 of 2019 E.D. and No. 875 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

. SALE DATE: Jan. 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV875

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Route No. 463 (Chapin Road), said point also being the southwesterly corner of Lot No. 6B of the hereinafter referenced subdivision; thence running along the centerline of Township Route No. 463 (Chapin Road), south 69 degrees 1 8 minutes 27 seconds west 110.49 feet to a point; thence continuing along the same south 68 degrees 17 minutes 25 seconds west 64.25 feet to a point; thence running through Township Route No. 463 (Chapin Road) south 85 degrees 52 minutes 43 seconds west 54.04 feet to a rebar found disturbed; thence running along land now or formerly of Levi A. and Shellie L. Brown north 17 degrees 19 minutes 05 seconds west 464.38 feet to a stone corner found; thence running along land now or formerly of The Pifer Living Family Trust north 71 degrees 05 minutes 53 seconds east 326.01 feet to a rebar set; thence running along the Lot No. 6B and passing through a rebar offset 16.99 feet from the end of this course, south 05 degrees 32 minutes 18 seconds east, 484.51 feet to the place of beginning.

CONTAINING 3.004 acres of land and being more fully shown as Lot No. 6A on survey subdivision plat entitled: "Preliminary/Final Subdivision Plan Prepared for Kevin M. Boudman and James W. Knorr", prepared by Ted L. Oman and Associates, Inc., dated 06/09/03, and recorded in the Columbia County Recorder of Deeds Office on September 22, 2003 in Map Book 8, Page 449. UNDER AND SUBJECT to a portion of the legal right of way of Township Route No. 463 (Chapin Road) as shown on the above referenced subdivision plat.

ALSO GRANTING AND CONVEYING TO THE GRANTEE HEREIN, HIS HEIRS AND ASSIGNS, THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON A 50 FOOT WIDE PRIVATE RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center line of Township Route No. 463 (Chapin Road), said point being further located on a course of north 70 degrees 42 minutes 17 seconds east 107.93 feet from a point at the southwesterly comer of Lot No. 6B; thence running through Lot No. 6B north 30 degrees 16 minutes 42 seconds west 46.14 feet to a point; thence continuing through Lot No. 6B north 54 degrees 16 minutes 47 seconds west 103,90 feet to a point; thence continuing through Lot No. 6B north 44 degrees 15 minutes 29 seconds west 1 1.86 feet to a point in the easterly line of Lot No. 6A hereinabove described; thence running along Lot No. 6A north 05 degrees 32 minutes 18 seconds west 79.93 feet to a point; thence running through Lot No. 6B south 44 degrees 15 minutes 29 seconds east 69.85 feet to a point; thence continuing through Lot No. 6B south 54 degrees 16 minutes 47 seconds east 110.15 feet to a point; thence continuing through Lot No. 6B south 30 degrees 16 minutes 42 seconds east 66.66 feet to a point in the centerline of Township Route No. 463 (Chapin Road); thence running along the centerline of Township Route No. 463 (Chapin Road) south 71 degrees 38 minutes 10 seconds west 1 1.48 feet to a point; thence continuing along the same south 70 degrees 42 minutes 17 seconds west 39.49 feet to the place of beginning. Containing 0.234 acre of land and being more fully shown as "Proposed 50 foot wide private rightof-way to serve Lot No. 6A". The owners of Lot No. 6A and 6B shall share the use of the existing driveway located in the above described right-of-way. Maintenance of the drive shall be shared as specified below. RIGHT OF WAY MAINTENANCE PROVISION: BY ACCEPTING DELIVERY OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS HEIRS AND ASSIGNS, AGREES TO ASSUME HIS RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES. WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE 50 FOOT RIGHT OF WAY SERVICING THE LOT OF LAND HEREIN CONVEYED TO THE GRANTEE. THIS **OBLIGATION IS TO**

BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS. IT BEING the same premises transferred and conveyed by James W. Knorr, unmarried and Stephanie Knorr, Unmarried by their Deed dated March 28, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200802823 on March 31, 2008, unto, JaMes W. Knorr, unmarried.

PROPERTY ADDRESS: 6965 CHAPIN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 11-07-03100

Seized and taken into execution to be sold as the property of JAMES KNORR, KNORR REALTY INC, J.W. KNORR, INC, JMT KNORR LIMITED, KNORR EQUIPMENT in suit of AEGIS SECURITY INSURANCE COMAPNY.

TERMS OF SALE: 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either 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 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Print Your Documents Page 1 of 1

Document Receipt

Trans # 17419 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00

Ship to:

TPL CASUALTY UNIT DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING Tracking #: 71901140006000169674

 P.O. BOX 8486
 Doc Ref #:
 2019ED135

 ESTATE RECOVERY PROGRAM
 Postage
 5.6000

ESTATE RECOVERY PROGRAM Postage 5. HARRISBURG PA 17105

Document Receipt

Trans # 17420 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00 AM

Ship to:

SUEZ WATER CORP HEADQUARTERS

461 FROM ROAD Tracking #: 71901140006000169681

Doc Ref #: 2019ED135

Postage 5.6000

PARAMUS NJ 07652

Document Receipt

Trans # 17421 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00 AM

Ship to:

COMMON OF PA DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING Tracking #: 71901140006000169698

Doc Ref #: 2019ED135

Postage 5.6000

HARRISBURG PA 17105

2019ED135

5.6000

Document Receipt

Trans# 17419 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00

Ship to:

TPL CASUALTY UNIT DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING Tracking #: 71901140006000169674

P.O. BOX 8486 Doc Ref #:
ESTATE RECOVERY PROGRAM
HARRISBURG PA 17105

71901140006000169650

Document Receipt

11/27/2019 12:00:00 Carrier / service: USPS Server First-Class Mail® Trans# 17417 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

Tracking #: 1150 FIRST AVENUE **SUITE 1001**

Doc Ref#: 2019ED135 5.6000 Postage

PRUSSIA

KING OF PA 19406

Document Receipt

11/27/2019 12:00:00 AM USPS Server First-Class Mail® Trans# 17418 Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000169667 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2019ED135 5.6000 Postage

PHILADELPHIA PA 19106

Document Receipt

Carrier / service: USPS Server 11/27/2019 12:00:00 17418 First-Class Mail® Trans#

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259

71901140006000169667 Tracking #: 2019ED135

Doc Ref#: 5.6000

Postage

PHILADELPHIA PA 19106

Document Receipt

Trans#

17415

Carrier / service:

USPS Server

First-Class Mail®

11/27/2019 12:00:00

ΑМ

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000169636

Doc Ref#:

2019ED135

Postage

5.6000

HARRISBURG

PA 17128

Document Receipt

11/27/2019 12:00:00 Trans# 17416 USPS Server First-Class Mail® Carrier / service:

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000169643 PO BOX 8016 Tracking #:

2019ED135 Doc Ref #:

5.6000 Postage

HARRISBURG PA 17105

Document Receipt

Carrier / service: USPS Server 11/27/2019 12:00:00 First-Class Mail® 17423 Trans #

Ship to:

FEDERAL ESTATE TAX SPECIAL BRANCH INTERNAL REVENUE SERVICE

Tracking #: 71901140006000169711 201 W. RIVERCENTER BLVD

2019ED135 Doc Ref#: 5.6000 Postage

COVINGTON KY 41011

Document Receipt

Trans # 17424 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00 AM

Ship to:

COMMON OF PENNA DEPT OF REVENUE

BUREAU IF INDIVIDUAL TAXES Tracking #: 71901140006000169728

P.O. BOX 280509 Doc Ref #: 2019ED135 Postage 5.6000

HARRISBURG PA 17128

Document Receipt

11/27/2019 12:00:00 17423 Carrier / service: USPS Server First-Class Mail® Trans# AM

Ship to:

FEDERAL ESTATE TAX SPECIAL BRANCH INTERNAL REVENUE SERVICE

201 W. RIVERCENTER BLVD 71901140006000169711 Tracking #:

Doc Ref#: 2019ED135

Postage 5.6000

COVINGTON KY 41011

Document Receipt

Trans # 17422 Carrier / service: USPS Server First-Class Mail® 11/27/2019 12:00:00 AM

Ship to:

COMMON OF PA INHERITANCE TAX DIV

P.O. BOX 280601 Tracking #: 71901140006000169704

Doc Ref #: 2019ED135

Postage 5.6000

HARRISBURG PA 17105

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalcgal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Angelo G. Garubo, Esquire**

<u>agarubo@rgalegal.com</u>

Evan J. Salan, Esquire***
esalan@rgalega.com

Of Counsel:

Michael V. Baronio, Esquire**

<u>mbaronio@rgalegal.com</u>

Nanuet NY 10954

PH: (914) 715-7072

November 21, 2019

Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re: Aegis Security Insurance Company

v. James W. Knorr, Knorr Realty, Inc., JMT Knorr, Ltd. et al.

Case No.: 2015-cv-875

Our File No.: 219-ASIC-046

Dear Sir/Madam:

This office represents plaintiff, Aegis Security Insurance Company ("Aegis") with regard to the above-referenced matter. Aegis is requesting the Sheriff to conduct a levy upon Defendant, James W. Knorr's <u>personal and real property</u> located at 6965 Chapin Road, Bloomsburg, PA 17815 a/k/a Parcel ID No.: 11-07-03100. Enclosed herein please the following:

- (a) Original and two (2) copies of the Writ of Execution, Claim for Exemption, Writ of Execution Notice, Notice of Sheriff's Sale of Real Estate;
- (b) One copy of the Affidavit of Pursuant to Rule 3129.1, Affidavit of Non-Military Service, Watchman Release form and Affidavit of Liens
- (c) Original and five (5) copies of the property description; and
- (d) Check #13.75 in the amount of \$1,350.00 representing your required deposit in this matter.

If you have any questions or comments, please do not hesitate to contact my office. Thank you for your attention to this matter and we look forward to receiving the Sheriff's Proof(s) of Service.

Very truly yours,

Michael F.J. Romano, Esquire

MFJR/ty Enclosures

cc:

Aegis Security Insurance Company

