

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	MEMO	CHK #	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)	

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

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

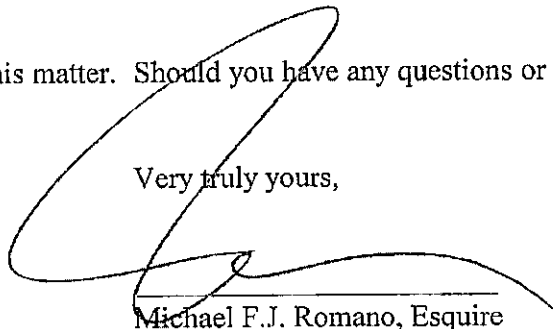
Dear Sir/Madam:

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

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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

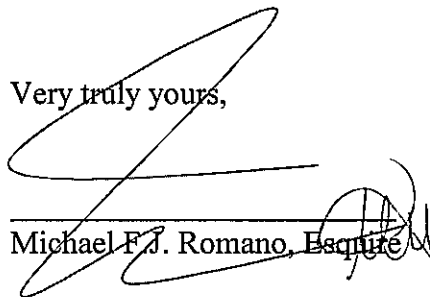
Dear Sir/Madam:

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, 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	:	2019-ED-135
KNORR'S USED EQUIPMENT, INC.	:	
	:	
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":

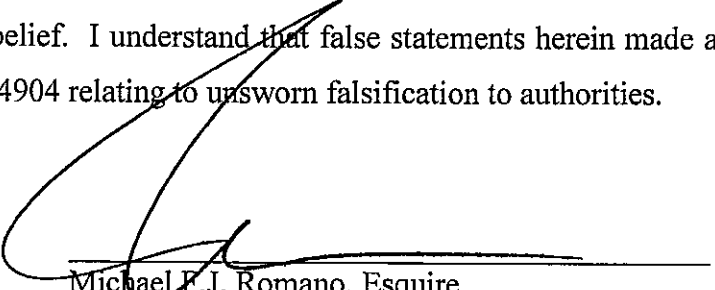
FILED
NOTED
2019 SEP 19 10:00 AM
CLERK OF COURT
COUNTY OF GLOUCESTER

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	Bloomsburg Domestic Relations 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815	Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	Pennsylvania Department of Revenue, Bureau of Compliance Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance P.O. Box 280948 Harrisburg, PA 17128-0948	Commonwealth of PA Bureau of Individual Tax – Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
Columbia County Child Support Domestic Relations Section 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815	Department of Public Welfare Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105
Bloomsburg Area School District 728 E. 5 th Street Bloomsburg, PA 17815	Internal Revenue Service Federal Estate Tax - Special Procedure Branch 201 W. Rivercenter Blvd. Covington, KY 41011
Bloomsburg Tax Collector c/o Mary F. Ward Town Hall 301 E. Second Street Bloomsburg, PA 17815	Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes 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 5th day of September, 2020



NOTARY PUBLIC

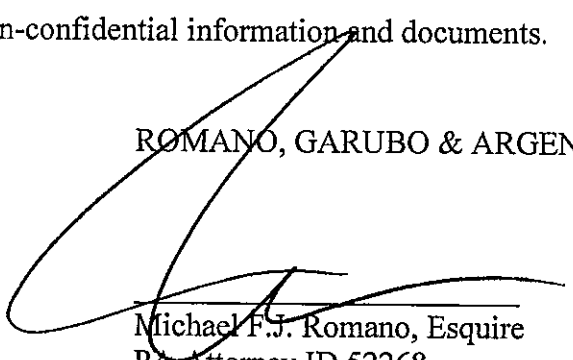
TAMMY L YOWELL
Notary Public, State of New Jersey
My Commission Expires
November 14, 2020

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
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.	: :
	: :
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.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.: <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

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**



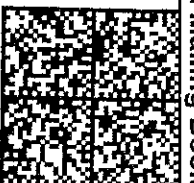
Firm Mailing Book For Accountable Mail

Name and Address of Sender
Romano, Garubo & Argenter
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.



US POSTAGE
\$ 11.20
Mailed From 08096
09/14/2020
032A 0061836530

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	PA Department of Revenue - Bureau of Compliance P.O. Box 280948 Harrisburg, PA 17128	\$0												
2.	Commonwealth of PA - Bureau of Individual Tax Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105	\$0												
3.	Columbia County Child Support - Domestic Relations Div 11 West Main Street, 2nd Floor Bloomsburg, PA 17815	\$0												
4.	Department of Public Welfare - Estate Recovery Program P.O. Box 8486 Harrisburg, PA 17105	\$0												
5.	Bloomsburg Area School District 728 E. 5th Street Bloomsburg, PA 17815	\$0												
6.	Internal Revenue Service - Federal Estate Tax Special Procedure Branch 201 W. Rivercenter Blvd Covington, NY 41011	\$0												
7.	Bloomsburg Tax Collector c/o Mary F. Ward Town Hall 301 E. Second Street Bloomsburg, PA 17815	\$0												
8.	Commonwealth of Pennsylvania Dept of Revenue - Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509	\$0												

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8
Postmaster, Per (Name of receiving employee):

AG-KNOX final sale Ali

Complete in Ink

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



Firm

For Accountables Mail

Name and Address of Sender
Romano, Garubo & Argenterii
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation 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.



Mailed From 08096
09/14/2020
032A 0061836530

\$ 11.20

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1.	James W. Knorr 6965 Chapin Road Bloomsburg, PA 17815	\$0												
2.	Knorr Realty Inc. c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	\$0												
3.	JMT Knorr Ltd c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	\$0												
4.	Knorr's Used Equipment c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	\$0												
5.	Bloomsburg Domestic Relations 11 West Main Street, 2nd Floor Bloomsburg, PA 17815	\$0												
6.	Commonwealth of Pennsylvania Dept of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	\$0												
7.	IW Knorr Inc c/o James Knorr 6965 Chapin Road Bloomsburg, PA 17815	\$0												
8.	Pennsylvania Dept of Revenue - Attn: Sheriff Sales P.O. Box 281230 Harrisburg, PA 17188-1230	\$0												

Postmaster: Per (Name of receiving employee)

JL

Complete in ink

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



Firm

For Accountable Mail

Name and Address of Sender
Romano, Garubo & Argenter
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L. Yowell

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation 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.



US POSTAGE
\$ 05.60
Mailed From 08096
09/14/2020
0324 0061835530

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	SD												
2.	Tenant / Occupant 6965 Chapin Road Bloomsburg, PA 17815	SD												
3.	Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	SD												
4.	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	SD												
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender 4	Total Number of Pieces Received at Post Office Postmaster, Per (Name of receiving employee) JLH													

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

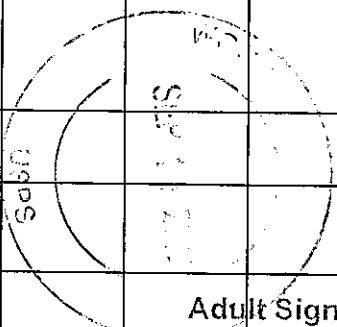
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



AG-KNOV-Final Sale Ad

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*
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P.O. Box 456
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Telephone: (856) 384-1515
Telefax: (856) 384-6371

Of Counsel:

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esalan@rgalegal.com

Michael V. Baronio, Esquire**
mbaronio@rgalegal.com
Nanuet NY 10954
P11: (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

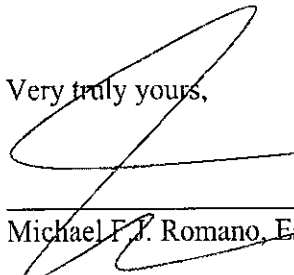
Dear Sir/Madam:

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.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*
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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: September 8, 2020

DOCUMENTS	NUMBER OF PAGES*
	2, including cover

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

COMMENTS:

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff

AEGIS SECURITY INSURANCE COMPANY vs.

Defendant

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, 2020

Writ of Execution No. : 2015CV875

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,103.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$220.00
Continued or Cancelled Sale	\$10.00

Postponed to: 4/29/2020

Total Sheriff Costs \$3,167.80

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
<hr/>	
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 COMPANY VS. JAMES KNORR ET AL

NO. 135-2019 ED

NO. 875-2015 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

County 024 PARCEL 11 07 031-00,000 TAX YEAR 2020
 ALTERNATE ID: [REDACTED] VERSION: 0
 UPDATED 3 DMILLER 01/16/2019 09:40 am EID Y

KNORR JAMES W N
 PRIM PRIMARY
 01/16/2019
 CHAPIN RD
 [REDACTED]

2018	PRIM	.00	.00	.00	.00	.00
2019	PRIM	1,017.41	101.75	67.12	45.00	1,231.28
		1,017.41	101.75	67.12	45.00	1,231.28

07/31/2020
 06/05/2020 NOT
 NO
 U UPSET

Knorr

1,231.28
 8.59 Int
 002
 1,239.87
 +5.00 tax cert

\$1,244.67
 October amount

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

FILED
JUL 22 2020
CLERK OF COURT

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	: 2019-ED-135
KNORR'S USED EQUIPMENT, INC.	:
	:
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 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	Bloomsburg Domestic Relations 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
J.W. Knorr, Inc. 7295 Old Berwick Road Bloomsburg PA 17815	Knorr's Used Equipment 7295 Old Berwick Road Bloomsburg PA 17815
Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	Pennsylvania Department of Revenue, Bureau of Compliance Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance P.O. Box 280948 Harrisburg, PA 17128-0948	Commonwealth of PA Bureau of Individual Tax – Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
Columbia County Child Support Domestic Relations Section 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815	Department of Public Welfare Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105
Bloomsburg Area School District 728 E. 5 th Street Bloomsburg, PA 17815	Internal Revenue Service Federal Estate Tax - Special Procedure Branch 201 W. Rivercenter Blvd. Covington, KY 41011
Bloomsburg Tax Collector c/o Mary F. Ward Town Hall 301 E. Second Street Bloomsburg, PA 17815	Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509

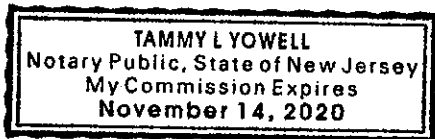
Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Tenant/Occupant 6965 Chapin Road Bloomsburg, PA 17815
Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815

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 17 day of July, 2020


NOTARY PUBLIC

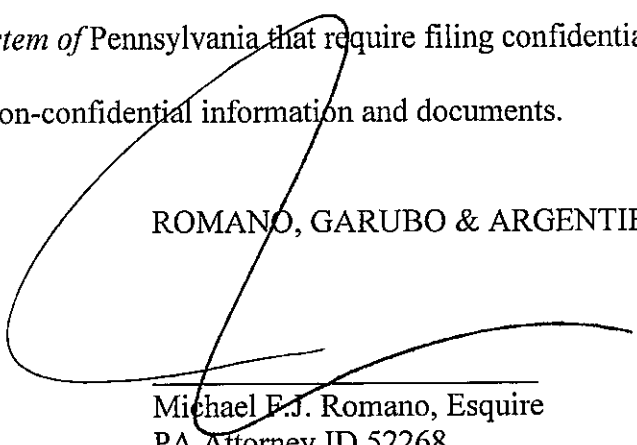


CERTIFICATE OF COMPLIANCE

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/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

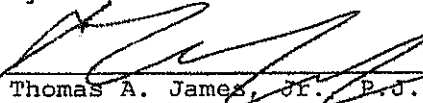
#1-MV-

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

And Now, this 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.J.

CLERK OF COURT
JUL 14 2020

2020 JUL 14 P 12:38

PROthonary
FILED

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.	:
	:
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, GARUBO & 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.: <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

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**



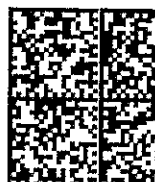
Firm **Registered For Accountable Mail**

Name and Address of Sender
Romano, Garubo & Argenterii
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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Postmark with Date of Receipt.

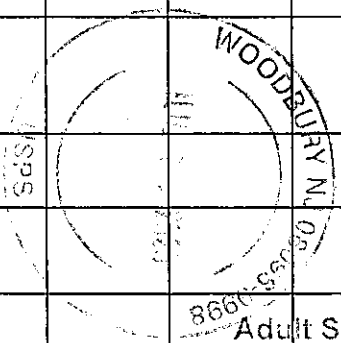


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032A 0061835530

\$ 05.60

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	1.5												
2.	Tenant/Occupant 6965 Chapin Road Bloomburg, PA 17815	1.5												
3.	Columbia County Tax Claim Office 11 West Main Street Bloomburg, PA 17815	1.5												
4.	Columbia County Treasurer P.O. Box 380 Bloomburg, PA 17815	1.5												
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender 4		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		Adult Signature Required								
						Adult Signature Restricted Delivery								
						Restricted Delivery								
						Return Receipt								
						Signature Confirmation								
						Signature Confirmation Restricted Delivery								
						Special Handling								

Handling Charge - if Registered and over \$50,000 in value



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AG-KNOC-SALO Atty notice to 9/9/20



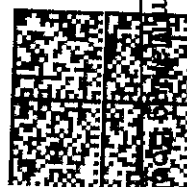
Firm Accountable Mail

Name and Address of Sender
Romano, Garubo & Argenterii
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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Postmark with Date of Receipt.



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\$ 11.20

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	PA Department of Revenue - Bureau of Compliance P.O. Box 280948 Harrisburg, PA 17128	1.65												
2.	Commonwealth of PA - Bureau of Individual Tax Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105	1.65												
3.	Columbia County Child Support - Domestic Relations Div. 11 West Main Street, 2nd Floor Bloomsburg, PA 17815	1.65												
4.	Department of Public Welfare - Estate Recovery Program P.O. Box 8486 Harrisburg, PA 17105	1.65												
5.	Bloomsburg Area School District 728 E. 5th Street Bloomsburg, PA 17815	1.65												
6.	Internal Revenue Service - Federal Estate Tax Special Procedure Branch 201 W. Rivercenter Blvd. Covington, NY 41011	1.65												
7.	Bloomsburg Tax Collector c/o Mary F. Ward Town Hall 301 E. Second Street Bloomsburg, PA 17815	1.65												
8.	Commonwealth of Pennsylvania Dept of Revenue - Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509	1.65												

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

AG-KNOC - Sale at 10/10/20 9/9/20

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Firm Mailmark Book For Accountable Mail

Name and Address of Sender
Romano, Garubo & Argenter
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

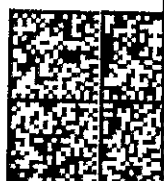
Attn: Tammy L Yowell

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

- Check type of mail or service
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

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07/15/2020
032A 0061835530

\$ 11.20

1.	2.	3.	4.	5.	6.	7.	8.	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
James W. Knorr 6965 Chapin Road Bloombsburg, PA 17815	Knorr Realty, Inc. c/o James Knorr 6965 Chapin Road Bloombsburg, PA 17815	JMT Knorr Ltd c/o James Knorr 6965 Chapin Road Bloombsburg, PA 17815	Knorr's Used Equipment c/o James Knorr 6965 Chapin Road Bloombsburg, PA 17815	Bloombsburg Domestic Relations 11 West Main Street, 2nd Floor Bloombsburg, PA 17815	Commonwealth of Pennsylvania Dept of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	LW Knorr Inc. c/o James Knorr 6965 Chapin Road Bloombsburg, PA 17815	Pennsylvania Dept of Revenue - Attn: Sheriff Sales P.O. Box 281230 Harrisburg, PA 17188-1230	105	105	105	105	105	105	105	105	105	105	105	105
Handling Charge - if Registered and over \$50,000 in value																			
													Adult Signature Required						
													Adult Signature Restricted Delivery						
													Restricted Delivery						
													Return Receipt						
													Signature Confirmation						
													Signature Confirmation Restricted Delivery						
													Special Handling						

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

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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
Manuel 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*
	2, including cover

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

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ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

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

Emmanuel J. Argentieri, Member*
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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**
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Michael V. Baronio, Esquire**
mbaronio@rgalegal.com
Manuel 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.

This will confirm that due to the COVID-19 crisis and a judicial emergency declaration affecting 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 truly yours,


Michael F.J. Romano, Esquire

MFJR/ty

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

TX Result Report

P 1

07/15/2020 10:36

Serial No. A6VF011029028

TC:00087285

Addressee	Start Time	Time	Prints	Result	Note
918563846371	07-15 10:34	00:01:46	002/002	OK	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
FAX: (570) 389-5622

PHONE:
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Tammy</u>	FROM: <u>Sarah</u>
COMPANY: <u>Romano</u>	DATE: <u>7-15-2020</u>
FAX NUMBER: <u>826-384-6371</u>	TOTAL NO. OF PAGES INCLUDING COVER: _____
PHONE NUMBER: _____	SENDER'S REFERENCE NUMBER: _____
RE: <u>Knorr</u>	YOUR REFERENCE NUMBER: _____

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Tammy</u>	FROM: <u>Sarah</u>
COMPANY: <u>Romano</u>	DATE: <u>7-15-2020</u>
FAX NUMBER: <u>856-384-6371</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Knorr</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

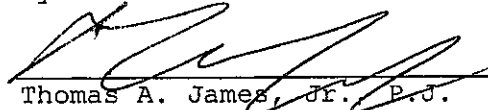
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-mv-

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

And Now, this 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.J.

CLERK OF COURT
COLUMBIA COUNTY

2020 JUL 14 P 12:38

FILED
PROthonary

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

NOTARIAL
2020 MAY 25 A.D. 52
JAMES W. KNORR, KNORR REALTY, INC.,
JMT KNORR LTD., J.W. KNORR, INC. and
KNORR'S USED EQUIPMENT, INC.

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	:	2019-ED-135
KNORR'S USED EQUIPMENT, INC.	:	
	:	
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.

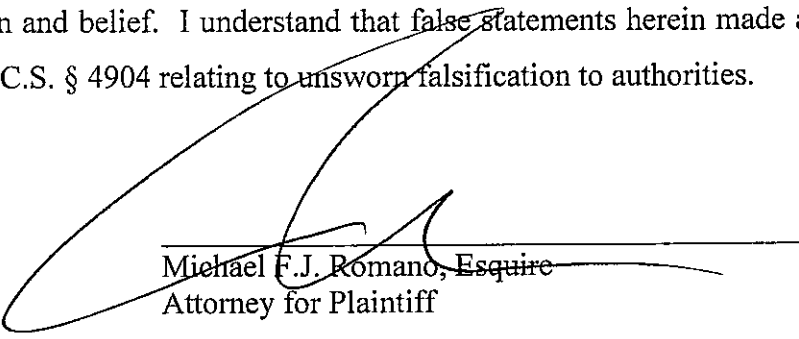
2. A true and correct copy of the Court's May 19, 2020 Order postponing the Sheriff's Sale, Notice of Sheriff's Sale of Real Property and Notice of Sale to Lienholders were sent to the following parties of interest on May 21, 2020, via U.S. First Class Mail,

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

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

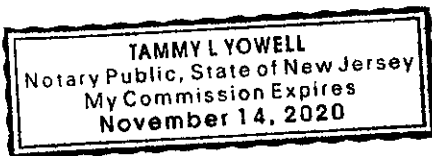
Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Tenant/Occupant 6965 Chapin Road Bloomsburg, PA 17815
Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815

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 21st day of May, 2020


NOTARY PUBLIC

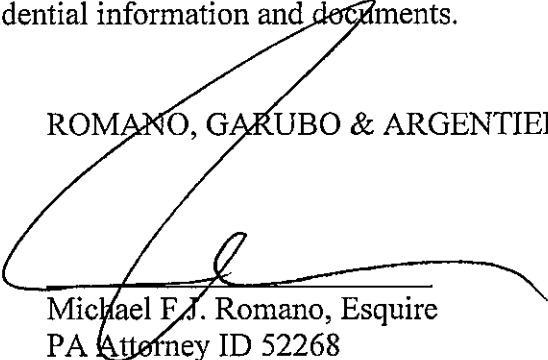


CERTIFICATE OF COMPLIANCE

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

FILED
NOTED
2020 MAY 25 AM 10:53
CLERK OF COURT
JUDICIAL BRANCH 17

EXHIBIT “A”



UNITED STATES
POSTAL SERVICE®

Name and Address of Sender

Romano, Garubo & Argenti
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

USPS Tracking/Article Number

1.

Suez Water Corporate Headquarters
461 From Road
Paramus, NJ 07652

2.

Tenant / Occupant
6965 Chapin Road
Bloomsburg, PA 17815

3.

Columbia County Tax Claim Office
11 West Main Street
Bloomsburg, PA 17815

4.

Columbia County Treasurer
P.O. Box 380
Bloomsburg, PA 17815

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender
4

Total Number of Pieces
Received at Post Office

Postmaster: Per (Name of receiving employee)

[Signature]

PS Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9098

Firm Value Pack For Accountable Mail

Mailed From 08096
05/21/2020
032A 0061835530

Affix Stamp Here
(if issued as an international
certificate of mailing or for
additional copies of this receipt).
Postmark with Date of Receipt.

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Actual Value
if Registered

Insured
Value

Due
Sender if
COD

ASR
Fee

ASRD
Fee

RD
Fee

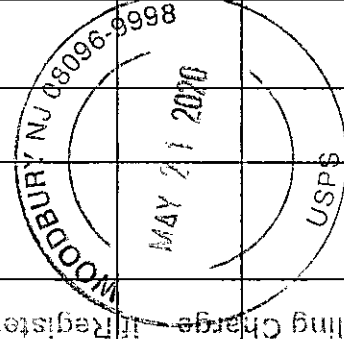
RR
Fee

SC
Fee

SCRD
Fee

SH
Fee

Handling Charge - If Registered and over \$50.00 in value



AG Knorr - Order + July Sube

Complete in Ink

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



Name and Address of Sender

Romano, Garubo & Argenti
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

USPS Tracking/Article Number

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
- ☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

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

2. Knorr Realty, Inc.
7295 Old Berwick Road
Bloomsburg, PA 17815

3. JMT Knorr Ltd.
7295 Old Berwick Road
Bloomsburg, PA 17815

4. Knorr's Used Equipment
7295 Old Berwick Road
Bloomsburg, PA 17815

5. Bloomsburg Domestic Relations
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

6. Commonwealth of Pennsylvania Dept. of Welfare
333 Health and Welfare Building
Harrisburg, PA 17105

7. J.W. Knorr, Inc.
7295 Old Berwick Road
Bloomsburg, PA 17815

8. Pennsylvania Dept. of Revenue - Attn: Sheriff Sales
P.O. Box 281230
Harrisburg, PA 17188-1230

Postmaster (Per Name of receiving employee)

[Signature]

Total Number of Pieces
Listed by Sender
8

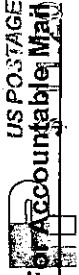
Total Number of Pieces
Received at Post Office

PS Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9098

Complete in Ink

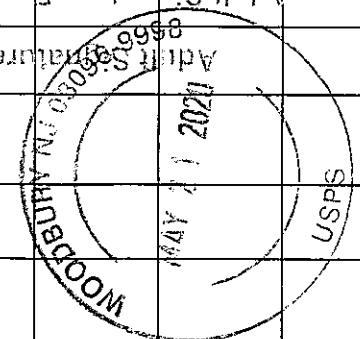
Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Mailed From 08096
05/21/2020
032A 0061835530

Affix Stamp Here
(if issued as an international
certificate of mailing or for
additional copies of this receipt).
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.65												
1.65												
1.65												
1.65												
1.65												
1.65												
1.65												
1.65												



AG-KNORC - JULY Sale Notice



UNITED STATES
POSTAL SERVICE®

Name and Address of Sender
Romano, Garubo & Argentieri
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Tammy L Yowell

USPS Tracking/Article Number

- Check type of mail or service
- ☐ Adult Signature Required
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery (COD)
 - ☐ Insured Mail
 - ☐ Priority Mail
 - ☐ Priority Mail Express
 - ☐ Registered Mail
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation
 - ☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

1. PA Department of Revenue - Bureau of Compliance
P.O. Box 280948
Harrisburg, PA 17128

2. Commonwealth of PA - Bureau of Individual Tax
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17105

3. Columbia County Child Support - Domestic Relations Div.
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

4. Department of Public Welfare - Estate Recovery Program
P.O. Box 8486
Harrisburg, PA 17105

5. Bloomsburg Area School District
728 E 5th Street
Bloomsburg, PA 17815

6. Internal Revenue Service - Federal Estate Tax
Special Procedure Branch
201 W. Rivercenter Blvd.
Covington, NY 41011

7. Bloomsburg Tax Collector
c/o Mary F. Ward Town Hall
301 E. Second Street
Bloomsburg, PA 17815

8. Commonwealth of Pennsylvania
Dept of Revenue - Bureau of Individual Taxes
P.O. Box 280509
Harrisburg, PA 17128-509

Total Number of Pieces Listed by Sender
8

Total Number of Pieces Received at Post Office
8

Postmaster: *[Signature]* (Name of receiving employee)

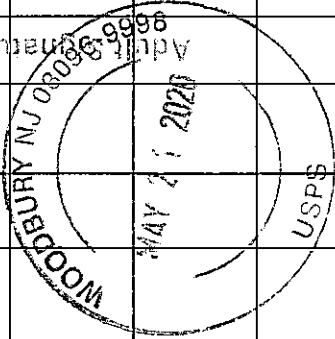
Firm *[Signature]* For Accountable Mail

\$ 11.20

Mailed From 08096
05/21/2020
032A 0061835530

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. <i>1.05</i>												
2. <i>1.05</i>												
3. <i>1.05</i>												
4. <i>1.05</i>												
5. <i>1.05</i>												
6. <i>1.05</i>												
7. <i>1.05</i>												
8. <i>1.05</i>												



16-Knoc - Order + July sale notice

Knorr 2019ED135

COPY

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.

RECEIVED
CLERK OF COURT
2020 MAY 20 PM 4:48
PROthonary
FILED

BY THE COURT

Thomas A. James, Jr.

P.J.

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.	: :
	: :
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, GARUBO & 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.: <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

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**

TX Result Report

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	OK	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
 FAX: (570) 389-5622

PHONE
 (570) 389-5622

24 HOUR PHONE
 (570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Romano</u>	FROM: <u>Columbia</u>
COMPANY:	DATE: <u>5.21.2020</u>
FAX NUMBER: <u>856-384-6371</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sale</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Knorr Sale

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

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

ROMANO GARUBO & ARGENTIERI*Counselors at Law LLC*

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

Emmanuel J. Argentieri, Member*
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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.

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Romano	FROM: Columbia
COMPANY:	DATE: 5-21-2020
FAX NUMBER: 856-384-6371	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sale	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Knorr Sale

COPY

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-

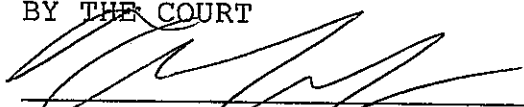
SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

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.

CLERK OF COURT
COUNTY OF COLUMBIA
2020 MAY 20 P 1:48
RECEIVED
CLERK

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*
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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

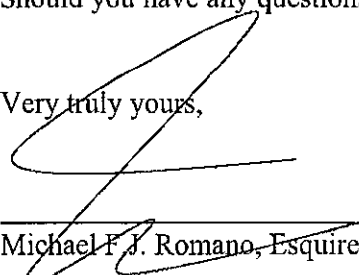
Dear Sir/Madam:

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 yours,


Michael F.J. Romano, Esquire

MFJR/ty

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

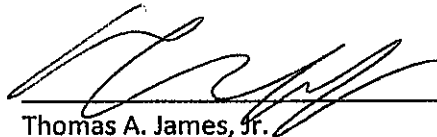
AND NOW, this 14 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

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.
- C) 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.
- F) No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff.

BY THE COURT

 P.J.
Thomas A. James, Jr.

FILED
PROTHONOTARY
2020 APR 14 A 10:59
CLERK OF COURTS
COUNTY OF COLUMBIA

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	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2019	PRIM	1,142.55	25.18	30.00	1,197.73
2018	PRIM	1,249.71	24.70	55.00	1,329.41
TOTAL DUE :					\$2,527.14

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2020

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2019

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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

Owner: KNORR JAMES W

6965 CHAPIN RD

BLOOMSBURG PA 17815

Municipality: CENTRE NORTH TWP

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

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		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					
Totals:		\$319.19		\$325.71		\$358.29	

Total Paid To Date:

\$0.00

Signature

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.

[illegible]

1043
1185015

TX Result Report

P 1

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	OK	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
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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

To: 15/113895625

From: RGA Fax

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

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

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

Raymond J. Argentieri, Member**
 rargentieri@rgalaw.com

Louis W. Skluner**
 lskluner@rgalaw.com

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Of Counsel:

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

Evan J. Salas, Esquire***
 esalas@rgalaw.com

Michael V. Baranto, Esquire**
 mbaranto@rgalaw.com
 Newark, NJ 07102
 PH: (974) 713-7072

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*

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Nanuet NY 10954
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January 24, 2020

Via Telefax Transmission (570) 389-5625

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

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MFJR/ty
Enclosure

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

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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

DOCUMENTS	NUMBER OF PAGES*
	2, including cover

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

COMMENTS:

Originals will NOT follow.

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

**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 LICENSE NUMBER	
19075935 -	\$314.60
SOCIAL SECURITY NUMBER	
***-**-4205 --	\$54,889.01
INHERITANCE TAX FILE NUMBER	
-	\$0.00
OTHER TAX NUMBER	
-	\$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
- ☒ Employer Withholding Tax, 72 P.S. § 7345
- ☒ 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

DIRECTOR, BUREAU OF COMPLIANCE

Sean Washington

SECRETARY OF REVENUE

C. Daniel Hassell

SHERIFF'S SALE COST SHEET

17-1069

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>11.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>569.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2103.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2353.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>220.00</u>

TOTAL COSTS (OPENING BID) \$ 3229.55

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 SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BLOOMSBURG AREA SCHOOL DISTRICT-	
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	JOHN KUBIK	
Relation:	CLERK	
Date:	12/4/19	Time:
Deputy:	4	Mileage:

Attorney / Originator:

Name:	ROMANO & GARUBO & ARGENTIERI	Phone:
-------	------------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BLOOMSBURG AREA SCH

2015CV875

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
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 subscribed to before me this

2ND day of DECEMBER, 2019

Sarah Jane Klingaman

Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

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 SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 6965 CHAPIN ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-24-19

Time:

13:15

Deputy:

5

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV875

6965 CHAPIN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

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 SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Shelly Feitner		
Relation:	Clerk		
Date:	12/3/19	Time:	10:20A
Deputy:	8	Mileage:	

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2015CV875 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



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

Case Number
2015CV875

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Sherrri Evans
Relation:	Clerk
Date:	12/3/19
Time:	10:18A
Deputy:	
Mileage:	

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV875

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY TREASUER
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Liz Dell		
Relation:	Clerk		
Date:	12/3/19	Time:	10:19A
Deputy:	8	Mileage:	

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TREA

2015CV875

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

TIMOTHY T. CHANDOLAN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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	:	2019-ED-135
KNORR'S USED EQUIPMENT, INC.	:	
	:	
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

is found in the possession of anyone other than a named garnishee(s), you are directed to notify him(them) that he(they) has(have) been added as garnishee(s) and is(are) enjoined as above stated.

AMOUNT DUE \$1,301,547.14

(Costs to be added) \$ 8,025.00

Barbara J. Silvestri Prothonotary
By:

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Date: 11/25/2019

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 corner 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
Plaintiff,	: CIVIL ACTION - LAW
	:
v.	: NO.: 2015-cv-875
	:
JAMES W. KNORR, KNORR REALTY, INC.,	: 2019-ED-135
JMT KNORR LTD., J.W. KNORR, INC. and	:
KNORR'S USED EQUIPMENT, INC.	:
	:
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 Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105	✓
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230	✓
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105	✓
Department of Public Welfare	Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	X
Internal Revenue Service, Federal Estate Tax Special Procure Branch	201 W. Rivercenter Blvd. Covington, KY 41011	✓
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes 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 unsworn falsification to authorities.

ROMANO, GARUBO & ARGENTIERI

Dated:

Michael F.J. Romano, Esquire
Attorney 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.: <u>2015-cv-875</u>
	:	
JAMES W. KNORR, KNORR REALTY, INC.,	:	
JMT KNORR LTD., J.W. KNORR, INC. and	:	2019-ED-135
KNORR'S USED EQUIPMENT, INC.	:	
	:	
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

is found in the possession of anyone other than a named garnishee(s), you are directed to notify him(them) that he(they) has(have) been added as garnishee(s) and is(are) enjoined as above stated.

AMOUNT DUE \$1,301,547.14

(Costs to be added) \$ 8,025.00

Babara J. Silvestri Prothonotary
By:

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Date: 11/25/2019

COMMONWEALTH OF PENNSYLVANIA, COLUMBIA COUNTY
CIVIL ACTION - LAW
TO THE SHERIFF OF COLUMBIA COUNTY:

2019-ED-135

To satisfy the debt, interest and costs due to Aegis Security Insurance Company,
PLAINTIFF from James W. Knorr, DEFENDANT,

(1) You are directed to levy upon the property of the defendant James W. Knorr, and to sell his interest(s) therein: any and all real 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 attach the property of the defendant(s) not levied upon in the possession of: n/a

(a) GARNISHEE(S) as follows: n/a; and to notify the garnishee(s) that: an attachment has been issued; 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 property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

Amount Due \$750,932.30

Interest \$550,614.84

Atty's Comm. %

Date: 11/25/2019

Plaintiff Paid \$8,025.00

Defendant Paid

Due Proth/Clerk

Other Costs

Barbara N. Silvestri
Prothonotary/Clerk, Civil Division

By: Rosalie Antonello

Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

REQUESTING PARTY:

Michael F.J. Romano, Esquire, Attorney for Plaintiff
52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096
Telephone: (856) 384-1515
Supreme Court ID No.: 52268

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

Plaintiff,

v.

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

Defendants.

: COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: CIVIL ACTION - LAW

: NO.: 2015-cv-875

2019-ED-135

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
 - (a) I desire that my \$300.00 statutory exemption be:
 - ☐ (i) set aside in kind (specify property to be set aside in kind), or
 - ☐ (ii) paid in cash following the sale of the property levied upon;
 - (b) I claim the following exemption (specify property and basis for exemption):

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

(a) My \$300.00 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): \$_____.

I request a prompt Court hearing to determine the exemption. Notice of the hearing should be given to me at:

(address)

(phone number)

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

=====

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AEGIS SECURITY INSURANCE COMPANY

Plaintiff,

v.

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

Defendants.

: COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: CIVIL ACTION - LAW

: NO.: 2015-cv-875

: 2019-ED-135

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:

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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.: <u>2015-cv-875</u>
	:	
JAMES W. KNORR, KNORR REALTY, INC.,	:	<u>2019-ED-135</u>
JMT KNORR LTD., J.W. KNORR, INC. and	:	
KNORR'S USED EQUIPMENT, INC.	:	
	:	
Defendants.	:	

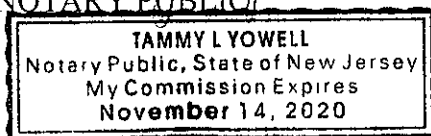
AFFIDAVIT OF NON-MILITARY SERVICE

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 21st day of November, 2019


NOTARY PUBLIC



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.,	:	2019-ED-135
JMT KNORR LTD., J.W. KNORR, INC. and	:	
KNORR'S USED EQUIPMENT, INC.	:	
	:	
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 Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division 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 Special Procure Branch	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes 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)
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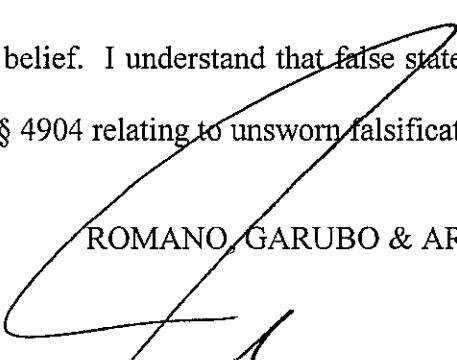
Tenant/Occupant	6965 Chapin Road, Bloomsburg, PA 17815
-----------------	--

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
Attorney 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, GARUBO & 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 corner 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
DOCKET AND INDEX 2015 CV 875

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>13315</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Jan. 29 2020 TIME 9:00 am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8</u>
2 ND WEEK	<u>Jan 15</u>
3 RD WEEK	<u>Jan. 22</u>

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: Nov. 27 2019

Re: Sheriff's Sale Advertising Dates

Ageis
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 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.

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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 COMPANY.

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 fails 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 connection 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

Document Receipt

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

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000169674

P.O. BOX 8486

Doc Ref #: 2019ED135

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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

COMMON OF PA

DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING

Tracking #: 71901140006000169698

Doc Ref #: 2019ED135

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000169674

P.O. BOX 8486

Doc Ref #: 2019ED135

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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SUITE 1001

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169643

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HARRISBURG PA 17105

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Ship to:

INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX
SPECIAL BRANCH

201 W. RIVERCENTER BLVD

Tracking #: 71901140006000169711

Doc Ref #: 2019ED135

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COVINGTON KY 41011

Document Receipt

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Ship to:

COMMON OF PENNA

DEPT OF REVENUE

BUREAU IF INDIVIDUAL TAXES

P.O. BOX 280509

Tracking #: 71901140006000169728

Doc Ref #: 2019ED135

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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Ship to:

INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX
SPECIAL BRANCH

201 W. RIVERCENTER BLVD

Tracking #: 71901140006000169711

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
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Ship to:

COMMON OF PA

INHERITANCE TAX DIV

P.O. BOX 280601

Tracking #: 71901140006000169704

Doc Ref #: 2019ED135

Postage 5.6000

HARRISBURG PA 17105

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**Member of the NJ & NY Bar

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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 **personal and real property** 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 # 1336 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

Security features are included. Details on back.



Romano Garbo & Argentieri
Counselors at Law, LLC
Attorney Business Account 52 Newton Ave
Woodbury, NJ 08096

Patke Bank
601 Dejea Drive
Sewell, NJ 08080
65-761/312

13315

11/12/2019

Pay to the
Order of Columbia County Sheriff

\$ **1,350.00

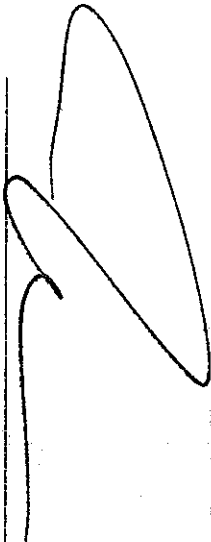
One Thousand Three Hundred Fifty and 00/100*****

Patke

Columbia County Sheriff

Memo
File: AG-Knor

⑈013315⑈ ⑆031207814⑆ 9000383740⑈


MP