

SHERIFF'S SALE COST SHEET

First Colonial vs. Shunkel
 NO. 117-09 ED NO. 2097-02 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>3.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>269.56</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>875.44</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1095.44</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>10.00</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>0.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1352.00

MAIN STREET OFFICE
16 West Main Street
Bloomsburg, PA 17815-1703
570.389.0663 telephone
570.389.8027 facsimile

Susan M. Hill
Wm. Kim Hill

HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE
38 West Third Street
Bloomsburg, PA 17815-1707
570.784.6770 telephone
570.784.6075 facsimile

Elwood R. Harding
P. Jeffrey Hill

November 6, 2009

SENT VIA FACSIMILE ONLY (389-5625)

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. John A. Shuman, III
Sheriff Sale scheduled for November 18, 2009

Dear Sheriff Chamberlain:

On behalf of First Columbia Bank & Trust Co. I am advising you that the above referenced sale should be cancelled as the property has been sold.

Very truly yours,

~~Harding & Hill, LLP~~



P. Jeffrey Hill, Esquire

PJH/ts

cc. Paul Page, Sr. Vice President, First Columbia Bank & Trust Co.
(Sent Via Facsimile Only 387-4049)

SHERIFF'S SALE COST SHEET

First Columbus Park vs. John Shumay III
 NO. 117-09 ED NO. 297-06 JD DATE/TIME OF SALE Sept. 2 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>245.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>552.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>895.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1120.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4.50</u>
TOTAL ***** \$ <u>54.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	(846.30) 30%
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1150.30</u>	
TOTAL ***** \$ <u>1150.30</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1386.27</u>	
WATER 20	\$	
TOTAL ***** \$ <u>1386.27</u>		

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$14407.01

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bn VS John Shannon III

NO. 177-01 ED NO. 297-08 JD

DATE/TIME OF SALE: Sept. 2 09:20

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 \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 12, 19, 26, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 26th day of August, 2009.

(Notary Public)

My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

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) 744-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

FIRST COLUMBIA BANK & TRUST

VS.

JOHN SHUMAN III

WRIT OF EXECUTION #117 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN SHUMAN III AT 112 EAST MAIN STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

SO ANSWERS:

Jennifer Allison
DEPUTY SHERIFF

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2009

Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 117ED2009

VS

MORTGAGE FORECLOSURE

JOHN A SHUMAN, III

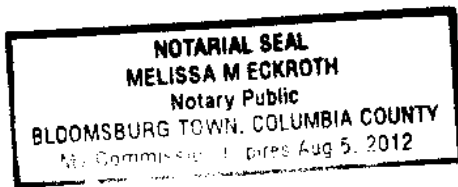
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JUNE 08, 2009, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN A SHUMAN, III AT 7136 CHAPIN ROAD, BLOOMSBURG BY HANDING TO JOHN SHUMAN III, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JUNE 09, 2009

Melissa M Eckroth
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. Devaney
J. DEVANEY
DEPUTY SHERIFF

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

June 10, 2009

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: John A. Shuman, III
112 East Main Street
Bloomsburg, Pa. 17815

DOCKET # 117ED2009

JD # 2097JD2008

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$1,281.27.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 117ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JOHN A SHUMAN, III
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
JOHN A SHUMAN, III
7136 CHAPIN ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOHN A SHUMAN III

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 6/8/09 TIME 1545 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J J Perry

DATE 6/8/09

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label)

7007 2560 0002 1259 5038

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDEAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number
(Transfer from service label)

7007 2560 0002 1259 5021

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7007 2560 0002 1259 5045

PS Form 3811, February 2004

Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *LAURENCE J. JONES*
C. Date of Delivery *6/15/09*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *LAURENCE J. JONES*
C. Date of Delivery *6/15/09*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *LAURENCE J. JONES*
C. Date of Delivery *JUN 10 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 117ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JOHN A SHUMAN, III
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

MARY WARD-TAX COLLECTOR

2ND STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARY WARD (DROPPED IN SLOT IN DOOR)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/8/09 TIME 1505 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☒ OTHER (SPECIFY) DROPPED IN SLOT OF LOCKER
DOOR AT TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

J. Perry

6/8/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/5/2009

SERVICE# 3 - OF - 10 SERVICES
 DOCKET # 117ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JOHN A SHUMAN, III
 ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHNER (SECRETARY)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/8/09 TIME 1500 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

(F) OTHER (SPECIFY) SIGN ON SECRETARY AT
THE OFFICE

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY L. P. Perry DATE 6/8/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 117ED2009

PLAINTIFF

FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT
ATTORNEY FIRM

JOHN A SHUMAN, III
HARDING AND HILL

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Joseph MORTON (Dep. Director)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/8/09 TIME 1610 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

E OTHER (SPECIFY) Dep Director Domestic
Relations

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Perry

DATE 6/8/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 117ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JOHN A SHUMAN, III
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER (Secretary)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/8/09 TIME 1440 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☒ OTHER (SPECIFY) SECRETARY AT TAX
OFFICE.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. J. Devaney DATE 6/8/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 08-JUN-09

FEE: \$5.00

CERT. NO: 6247

SHUMAN JOHN A III
C/O ELLIOT LAURY
PO BOX 224
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED: 20031-1256
LOCATION: 112 E MAIN ST BLOOMSBURG
PARCEL: 05E-04 -018-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2007	PRIM	5,672.66	148.28		5,990.94
2008	PRIM	5,352.75	152.61		5,505.36
TOTAL DUE :					\$11,496.30

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 117-09

DATE RECEIVED 6-5-09
DOCKET AND INDEX 6-8-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>6011</u>

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

SALE DATE Sept 8, 09 TIME 11:30
POSTING DATE Sept 14, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept 14
2ND WEEK Sept 21
3RD WEEK Sept 28

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2009 ED AND CIVIL WRIT NO. 2097 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

112 East Main Street, Bloomsburg, Columbia County, Pennsylvania

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to wit:

SITUATE on the South side of Second or Main Street in said Town of Bloomsburg, adjoining lands late of David Stroup, and now or late of Jerry Hess Estate on the East; land now or late of Sarah E. Evans Estate on the West; fronting on Second or Main Street 29 feet 4 inches and extending Southwardly of like depth or width 214 feet 6 inches, more or less, to an alley.

WHEREON are erected a three story brick building on the Main Street front of said lot, and a two story frame building at the rear of said lot, with other buildings; said premises being designated as Nos. 112-114 East Main Street, in the said Town of Bloomsburg.

EXCEPTING AND RESERVING all that certain piece, parcel and tract of land taken and condemned by the Parking Authority of the Town of Bloomsburg as will be found more fully of record in Columbia County Deed Book 235 at page 652 and Columbia County Deed Book 235 at page 815, which said premises are specifically incorporated herein by referenced and EXCEPTED from the aforescribed premises.

TOGETHER with all and singular the buildings, improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same. BEING the same premises conveyed to Scott J. McDonald and Stacey A. McDonald, his wife, by Deed dated August 8, 2000, and recorded August 11, 2000, in Columbia County Instrument No. 200007607.

Parcel No. 05E-04-018

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 (8) days after the sale is cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2009 ED AND CIVIL WRIT NO. 2097 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

112 East Main Street, Bloomsburg, Columbia County, Pennsylvania

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to wit:

SITUATE on the South side of Second or Main Street in said Town of Bloomsburg, adjoining lands late of David Stroup, and now or late of Jerry Hess Estate on the East; land now or late of Sarah E. Evans Estate on the West; fronting on Second or Main Street 29 feet 4 inches and extending Southwardly of like depth or width 214 feet 6 inches, more or less, to an alley.

WHEREON are erected a three story brick building on the Main Street front of said lot, and a two story frame building at the rear of said lot, with other buildings; said premises being designated as Nos. 112-114 East Main Street, in the said Town of Bloomsburg.

EXCEPTING AND RESERVING all that certain piece, parcel and tract of land taken and condemned by the Parking Authority of the Town of Bloomsburg as will be found more fully of record in Columbia County Deed Book 235 at page 652 and Columbia County Deed Book 235 at page 815, which said premises are specifically incorporated herein by referenced and EXCEPTED from the aforescribed premises.

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BEING the same premises conveyed to Scott J. McDonald and Stacey A. McDonald, his wife, by Deed dated August 8, 2000, and recorded August 11, 2000, in Columbia County Instrument No. 200007607.

Parcel No. 05E-04-018

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 (8) days after the sale is cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.
VS. :
: CIVIL ACTION -- LAW
JOHN A. SHUMAN, III, :
DEFENDANT. : NO. 2008 - CV - 2097

2009-ED-117

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

Principal balance under	\$216,146.08
Accrued interest to June 1, 2009 (\$48.72 per day)	\$ 6,741.03
Attorney's fees	\$ 2,000.00
Discharge fees	\$ 28.50
Late fees	\$ 400.00
TOTAL AMOUNT	\$225,315.61

Plus costs of suit

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: June 5, 2009

BY: Lami B. Kleni
Prothonotary, Court of Common Pleas
My Comm. Exp. 1st Monday in 2012

LEGAL DESCRIPTION

112 East Main Street, Bloomsburg, Columbia County, Pennsylvania

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PLAINTIFF,

VS.

JOHN A. SHUMAN, III,
DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.

:
: CIVIL ACTION - LAW

:
: NO. 2008 - CV - 2097

PRAECIPE FOR WRIT OF EXECUTION
CONFESSED JUDGMENT

TO THE PROTHONOTARY:

Issue Writ of Execution upon a judgment entered by confession in the above captioned matter:


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TOTAL AMOUNT	\$225,315.61

Plus costs.
See attached description.

CERTIFICATION

I, P. JEFFREY HILL, Attorney for Plaintiff, First Columbia Bank & Trust Co., certify that:

1. The above captioned Praecipe for Writ of Execution is based upon a confessed judgment.
2. The Prothonotary of Columbia County is authorized to issue the Writ of Execution because notice has been served pursuant to Pa. R.C.P. 2958.2 as evidenced by the return of service on record.


P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

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Attorney for Plaintiff
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Bloomsburg, PA 17815
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Attorney ID #30004

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2009-ED-117

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of Columbia County, Pennsylvania

DATED: June 5, 2009

BY: Lami B. Kline

Prothonotary, Court of Com. Pleas
My Comm. Exp. Monday in 2012

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: NO. 2008 -- CV -- 2097

NOTICE UNDER RULE 2958.2
OF JUDGMENT AND EXECUTION THEREON

NOTICE OF DEFENDANT'S RIGHTS

TO: JOHN A. SHUMAN, III, Defendant
7136 Chapin Road
Bloomsburg, PA 17815

A judgment in the amount of \$219,020.13 has been entered against you and in favor of the Plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale has been scheduled for September 2, 2009, at 9:30 A.M..

You may have legal rights to defeat the judgment or to prevent or delay the sheriff's sale.

1. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.

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

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.

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

HARDING & HILL, LLP


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770 Attorney ID #30004

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: CIVIL ACTION – LAW
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AFFIDAVIT OF WHEREABOUTS

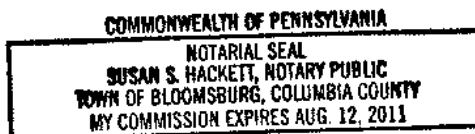
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

I, PAUL PAGE, Senior Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that John A. Shuman, III, Defendant, at the time that judgment was entered, the Defendant's place of residence was 7136 Chapin Road, Bloomsburg, Columbia County, Pennsylvania.


PAUL PAGE, Senior Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed
before me this 12th day of
May, 2009.


NOTARY PUBLIC
My Commission Expires:



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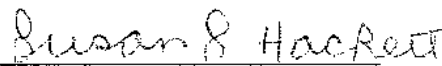
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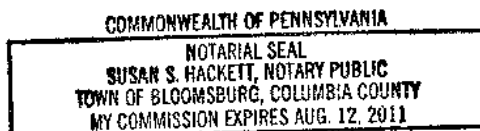
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: SS.
COUNTY OF COLUMBIA :

I, PAUL PAGE, Senior Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that John A. Shuman, III, Defendant, at the time that judgment was entered, the Defendant's place of residence was 7136 Chapin Road, Bloomsburg, Columbia County, Pennsylvania.


PAUL PAGE, Senior Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed
before me this 12th day of
May, 2009.


NOTARY PUBLIC
My Commission Expires:

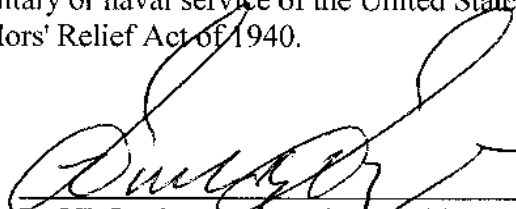


FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.
VS. :
: CIVIL ACTION – LAW
JOHN A. SHUMAN, III, :
DEFENDANT. : NO. 2008 – CV – 2097

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

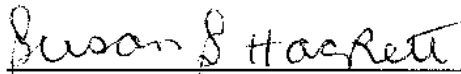
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

I, PAUL PAGE, Senior Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of John A. Shuman, III, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that John A. Shuman, III is not now, nor was John A. Shuman, III within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

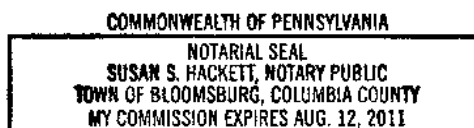


PAUL PAGE, Senior Vice President
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED
before me this 12th day of
May, 2009.



NOTARY PUBLIC
My Commission Expires:

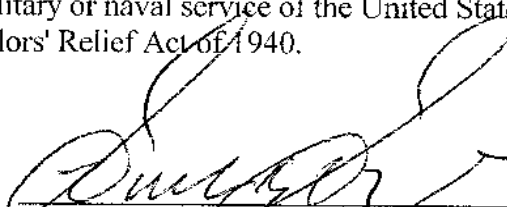


FIRST COLUMBIA BANK & TRUST CO. :	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	: OF THE 26 TH JUDICIAL DISTRICT
	: COLUMBIA COUNTY BRANCH, PA.
VS.	:
	: CIVIL ACTION – LAW
JOHN A. SHUMAN, III,	:
DEFENDANT.	: NO. 2008 – CV – 2097

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA	:
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COUNTY OF COLUMBIA	:

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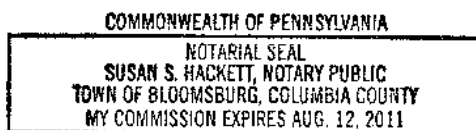


 PAUL PAGE, Senior Vice President
 First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED
 before me this 12th day of
May, 2009.



 NOTARY PUBLIC
 My Commission Expires:



FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
VS. : COLUMBIA COUNTY BRANCH, PA.
:
: CIVIL ACTION – LAW
JOHN A. SHUMAN, III, :
DEFENDANT. : NO. 2008 – CV – 2097

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

HARDING & HILL LLP

A handwritten signature in black ink, appearing to read 'P. Jeffrey Hill', is written over a horizontal line.

P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
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P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.
VS. :
: CIVIL ACTION – LAW
JOHN A. SHUMAN, III, :
DEFENDANT. : NO. 2008 – CV – 2097

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 112 East Main Street, Bloomsburg, Columbia County, Pennsylvania: (see attached description)

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

John A. Shuman, III
7136 Chapin Road
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

John A. Shuman, III
7136 Chapin 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:

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

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

None.

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

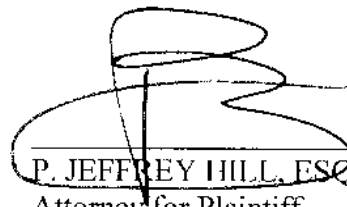
None.

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

None.

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

HARDING & HILL LLP

A handwritten signature in black ink, appearing to read 'P. Jeffrey Hill', is written over a horizontal line.

P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Dated: June 5, 2009

LEGAL DESCRIPTION

112 East Main Street, Bloomsburg, Columbia County, Pennsylvania

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to wit:

SITUATE on the South side of Second or Main Street in said Town of Bloomsburg, adjoining lands late of David Stroup, and now or late of Jerry Hess Estate on the East; land now or late of Sarah E. Evans Estate on the West; fronting on Second or Main Street 29 feet 4 inches and extending Southwardly of like depth or width 214 feet 6 inches, more or less, to an alley.

WHEREON are erected a three story brick building on the Main Street front of said lot, and a two story frame building at the rear of said lot, with other buildings; said premises being designated as Nos. 112-114 East Main Street, in the said Town of Bloomsburg.

EXCEPTING AND RESERVING all that certain piece, parcel and tract of land taken and condemned by the Parking Authority of the Town of Bloomsburg as will be found more fully of record in Columbia County Deed Book 235 at page 652 and Columbia County Deed Book 235 at page 815, which said premises are specifically incorporated herein by referenced and **EXCEPTED** from the aforescribed premises.

TOGETHER with all and singular the buildings, improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

BEING the same premises conveyed to Scott J. McDonald and Stacey A. McDonald, his wife, by Deed dated August 8, 2000, and recorded August 11, 2000, in Columbia County Instrument No. 200007607.

Parcel No. 05E-04-018

FIRST COLUMBIA BANK & TRUST CO. : IN THE COURT OF COMMON PLEAS
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: COLUMBIA COUNTY BRANCH, PA.
VS. :
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JOHN A. SHUMAN, III, :
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5. Name and address of every other person who has any record lien on the property:

None.

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

None.

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

None.

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

HARDING & HILL LLP



P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Dated: June 5, 2009

LEGAL DESCRIPTION

112 East Main Street, Bloomsburg, Columbia County, Pennsylvania

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TOGETHER with all and singular the buildings, improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

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Parcel No. 05E-04-018

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DEFENDANT. : NO. 2008 – CV – 2097

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 2009 ISSUED
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME
DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO
THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

**September, 2, 2009,
AT 9:30 O'CLOCK, A.M.**

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF
THE DEFENDANTS IN AND TO:

See Attached Description

Improved with a 3-story commercial building.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will,
not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the
same will be available for inspection and the distribution will be made in accordance with the
Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. vs.
John A. Shuman, III.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash
or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney's I.D. #30004

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Parcel No. 05E-04-018



80-59
313

CHECK NO. 061271

EXPENSE CHECK

DATE 05/15/2009

PAY ***1,350* DOLLARS 00 CENTS***

AMOUNT
***1,350.00*

COLUMBIA COUNTY SHERIFF'S OFFICE

TO THE
ORDER
OF

Karen Patterson

⑈061271⑈ ⑈031305936⑈ ⑈0185299⑈

05