

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: CURRENT OCCUPANTS/TENANTS  
127 Murray Avenue  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on December 8, 2010 at 9:30 a.m., the following described real estate which Thrush Realty, LLC is the owner or reputed owner and on which you may hold a lien or have an interest which could be affected by the sale of:

124 N. Market Street  
Bloomsburg, PA 17815  
and  
125-127 Murray Avenue  
Bloomsburg, PA 17815

Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

FIRST NATIONAL BANK OF PENNSYLVANIA,  
Successor by Merger to NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

at EX. NO. 2010-CV-1513 in the amount of \$162,459.32, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

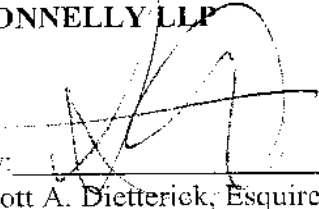
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: October 4, 2010

By:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

## **LEGAL DESCRIPTION**

### **PARCEL ONE:**

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin corner on the Eastern side of Murray Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59 degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment building. This description was prepared from draft of T. Bryce James, R.S., dated November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market Street in line of land now or formerly of Monroe B. and Nina Z. Frey; THENCE by the same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West, 34 feet to an iron pin corner in line of land now or formerly of Hazel W. Shoemaker; THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin corner on the Western side of Market Street; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to an iron pin corner in line of land now or formerly of Monroe B. Frey and Nina Z. Frey, the place of BEGINNING.

CONTAINING 3716.20 square feet. UPON WHICH is erected a two and one-half story frame dwelling house. This description was prepared from draft of T. Bryce James, Surveyor, dated November 21, 1962.

BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
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FIRST NATIONAL BANK OF PENNSYLVANIA,  
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Plaintiff,  
vs.

THRUSH REALTY, LLC,

Defendant.

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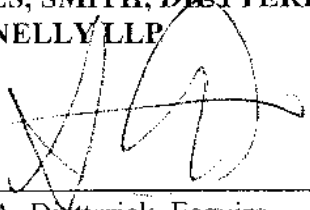
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**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: October 4, 2010

By:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

## LEGAL DESCRIPTION

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BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**



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

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

FIRST NATIONAL BANK OF PA

VS.

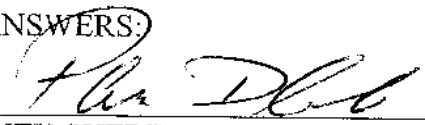
THRUSH REALTY, LLC

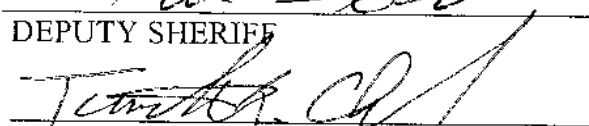
WRIT OF EXECUTION #142 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF THRUSH REALTY, LLC AT 125-127 MURRAY AVENUE AND 124 N. MARKET  
STREET BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

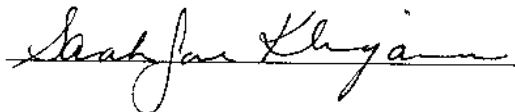
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3<sup>RD</sup> DAY OF NOVEMBER 2010

  
\_\_\_\_\_

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

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

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**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

October 7, 2010

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

RE: Thrush Realty, LLC.  
124 N. Market Street  
125-127 Murray Avenue  
Bloomsburg, Pa. 17815

DOCKET # 142ED2010


JD # 1513JD2010

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 124 North Market Street for unpaid sewer charges totaling \$335.00; and a claim it holds against 125-127 Murray Avenue for unpaid sewer charges totaling \$150.00..

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: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

<b>PERSON/CORP TO SERVED</b>
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CONNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION \_\_\_\_\_

DATE 10-6-10 TIME 1:30 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. Arter

DATE 10-6-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
125 MURRAY AVENUE	
BLOOMSBURG	

SERVED UPON Forested Apt No Living There

RELATIONSHIP Postcard IDENTIFICATION \_\_\_\_\_

DATE 10-01-10 TIME 11-01 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

[Signature] DATE 10-01-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 4 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
124 N. MARKET STREET	
BLOOMSBURG	

SERVED UPON Debbie Green

RELATIONSHIP Tenant IDENTIFICATION \_\_\_\_\_

DATE 10-01-10 TIME 10:51 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
	<u>10-01-10</u>	<u>1015</u>	<u>14</u>	<u>LC</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY [Signature] DATE 10-01-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED

TENANT(S)

127 MURRAY AVENUE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Sarah Shepack

RELATIONSHIP Tenant IDENTIFICATION \_\_\_\_\_

DATE 10-01-10 TIME 1101 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

Ray Tabor

DATE 10-01-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

<b>PERSON/CORP TO SERVED</b>
THRUSH REALTY, LLC
335 EAST HILLCREST DRIVE
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON ARLEY THRUSS

RELATIONSHIP OWNER IDENTIFICATION \_\_\_\_\_

DATE 9-25-10 TIME 1525 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. Arter

DATE 9-25-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/24/2010

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
MARY WARD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-27-10 TIME 1:530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X 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. Arter

DATE 9-27-10



# REAL ESTATE TAX LIEN CERTIFICATE

FEE : \$5.00

CERT. NO8772

DISTRICT: TOWN OF BLOOMSBURG  
DEED: 20010-4787  
LOCATION: 124 MARKET ST  
PARCEL: 05W-04 -102-00,000

DISTRICT: TOWN OF BLOOMSBURG  
DEED 20010-4787  
LOCATION: 124 MARKET ST  
PARCEL: 05W-04 -102-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2009	PRIM	3,910.36	0.00	0.00	3,910.36
TOTAL DUE :					\$3,910.36

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/24/2010

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 9-27-10 TIME 0930 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) \_\_\_\_\_

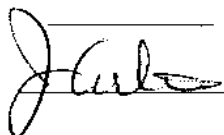
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 9-27-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/24/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 142ED2010

PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA,  
SUCCESSOR BY MERGER TO NORTHERN STATE BANK

DEFENDANT THRUSH REALTY, LLC  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DER Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 9-24-10 TIME 1610 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X 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



DATE 9-24-10

# SHERIFF'S SALE

---

WEDNESDAY DECEMBER 8, 2010 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2010 ED AND CIVIL WRIT NO. 1513 OF 2010 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:

---

**PARCEL ONE:**

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO.1: BEGINNING at an iron pin corner on the Eastern side of Murray Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59 degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment building. This description was prepared from draft of T. Bryce James, RS., dated November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market Street in line of land now or formerly of Monroc B. and Nina Z. Frey; THENCE by the same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West, 34 feet to an iron pin corner in line of land now or formerly of Hazel W.

Shoemaker; THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin corner on the Western side of Market Street; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to an iron pin corner in line of land now or formerly of Monroe B. Frey and Nina Z. Frey, the place of BEGINNING.

CONTAINING 3716.20 square feet. UPON WHICH is erected a two and one-half story frame dwelling house. This description was prepared from draft of T. Bryce James, Surveyor, dated November 21, 1962.

BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

## **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 with eight (8) days after the sale in cash, certified check or cashier's check.

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

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

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.

Plaintiff's Attorney  
Scott A. Dietterick  
PO Box 650  
Hershey, PA 17033

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

FIRST NATIONAL BANK OF  
PENNSYLVANIA, SUCCESSOR BY MERGER  
TO NORTHERN STATE BANK  
VS

Docket # 142ED2010

MORTGAGE FORECLOSURE

THRUSH REALTY, LLC

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 29, 2010, AT 3:25 PM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON THRUSH REALTY, LLC AT SHERIFF'S OFFICE,  
BLOOMSBURG BY HANDING TO ARLIN THRUSH, OWNER, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 30, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

SO ANSWERS,

*Timothy T. Chamberlain*  
SHERIFF TIMOTHY T. CHAMBERLAIN

*J. Carter*  
J. CARTER  
DEPUTY SHERIFF

# REAL ESTATE OUTLINE

ED # 147 0

DATE RECEIVED 9-29-10  
DOCKET AND INDEX 9-29-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 10 CK# 84487

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

SALE DATE 10-8-10 TIME 9:30  
POSTING DATE 9-29-10  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 10-4-10  
2<sup>ND</sup> WEEK 10-11-10  
3<sup>RD</sup> WEEK 10-18-10

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

2010-ED-42

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due \$ 162,459.32

Interest from 9/22/10 \$ 4,210.83  
to date of sale

**Total \$ 166,670.15, plus costs to be added**

Date: Sept. 27, 2010

SEAL

Prothonotary of Columbia County

BY: Kimi B. Kline

~~DEPUTY~~

Prothonotary & Clerk of Nev. Courts  
334 Court St., 1st Floor, Pottsville, PA 17864  
334 Court St., 1st Floor, Pottsville, PA 17864



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**LEGAL DESCRIPTION**

PARCEL ONE:

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin corner on the Eastern side of Murray Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59 degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment building. This description was prepared from draft of T. Bryce James, R.S., dated November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market Street in line of land now or formerly of Monroc B. and Nina Z. Frey; THENCE by the same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West, 34 feet to an iron pin corner in line of land now or formerly of Hazel W. Shoemaker; THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin

corner on the Western side of Market Street; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to an iron pin corner in line of land now or formerly of Monroe B. Frey and Nina Z. Frey, the place of BEGINNING.

CONTAINING 3716.20 square feet. UPON WHICH is erected a two and one-half story frame dwelling house. This description was prepared from draft of T. Bryce James, Surveyor, dated November 21, 1962.

BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**

Document Receipt

---

Trans # 36808 Carrier / service: POST 2PM 9/24/2010

Ship to: 36808

DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000004585

Doc Ref #: 142ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 36809 Carrier / service: POST 2PM 9/24/2010

Ship to: 36809

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004592

Doc Ref #: 142ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 36810 Carrier / service: POST 2PM 9/24/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000004608

DEPARTMENT 281230

Doc Ref #: 142ED2010

HARRISBURG PA 17128

Document Receipt

---

Trans # 36811 Carrier / service: POST 2PM 9/24/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000004615

Doc Ref #: 142ED2010

HARRISBURG PA 17105

Document Receipt

---

Trans # 36812 Carrier / service: POST 2PM 9/24/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000004622

Doc Ref #: 142ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 36813 Carrier / service: POST 2PM 9/24/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000004639

Doc Ref #: 142ED2010

PHILADELPHIA PA 19106





P.O. BOX 650  
HERSHEY, PA 17033

Office Address  
141 N 7TH AVENUE  
HUNTSVILLE, PA 15884

TEL: 717.500.3280

WWW.JSDCLLP.COM

September 21, 2010

Ms. Tami Kline  
Columbia County Prothonotary  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**RE: First National Bank of Pennsylvania, Successor by Merger to Northern  
State Bank vs. Thrush Realty, LLC  
Docket No. 2010-CV-1513  
Our File No. 102434  
Writ of Execution (Mortgage Foreclosure)**

Dear Ms. Kline:

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$25.00.

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving each Defendant by certified mail.
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Affidavit of Non-Military Service;
6. 1 Original Waiver of Watchman; and

GARY L. JAMES  
MAX J. SMITH, JR.  
JOHN J. CONNELLY, JR.  
SCOTT A. DILTERRICK  
JAMES F. SPADE  
MATTHEW CHARAL, III  
NEIL W. YAHN  
EDWARD P. SIEBER  
RONALD T. TOYASKO  
SUSAN M. KADEL  
JAMES W. HANDELMAN  
COURTNEY K. POWELL  
KIMBERLY A. BONNER  
KAREN N. CONNELLY  
JOHN M. HYAMS  
CHRISTINE T. BRANN  
JESSICA E. LOWE  
SEAN M. CONNORNON  
GREGORY A. KOSUT, JR.  
THOMAS J. CAH

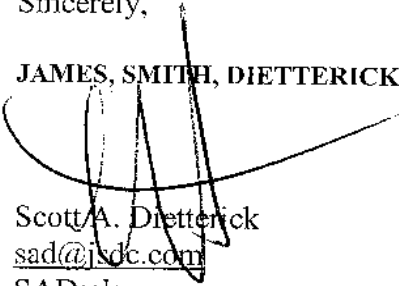
OF COUNSEL  
GREGORY K. RICHARDS  
BERNARD A. RYAN, JR.

7. Check in the amount of \$1,350.00, representing the Sheriff's advanced costs.

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact our office.

Sincerely,

**JAMES, SMITH, DIETTERICK & CONNELLY LLP**



Scott A. Dietterick

sad@jcdc.com

SAD:cls

Enclosures

cc: Sheriff of Columbia County (2/ encl)  
Tom Bixler, FNB *via email only*

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

2010-ED-142

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due \$ 162,459.32

Interest from 9/22/10 \$ 4,210.83  
to date of sale

**Total \$ 166,670.15, plus costs to be added**

Date: Sept. 22, 2010

SEAL

Prothonotary of Columbia County

BY: Silvia B. Kline

~~DEPUTY~~  
Prothonotary of the Court  
My Comm. Exp. 12/31/2012

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**LEGAL DESCRIPTION**

PARCEL ONE:

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND  
situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and  
described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin corner on the Eastern side of Murray  
Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now  
or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to  
an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by  
the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in  
line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59  
degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray  
Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin  
corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment  
building. This description was prepared from draft of T. Bryce James, R.S., dated  
November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market  
Street in line of land now or formerly of Monroe B. and Nina Z. Frey; THENCE by the  
same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or  
formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West,  
34 feet to an iron pin corner in line of land now or formerly of Hazel W. Shoemaker;  
THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin

corner on the Western side of Market Street; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to an iron pin corner in line of land now or formerly of Monroe B. Frey and Nina Z. Frey, the place of BEGINNING.

CONTAINING 3716.20 square feet. UPON WHICH is erected a two and one-half story frame dwelling house. This description was prepared from draft of T. Bryce James, Surveyor, dated November 21, 1962.

BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

**AFFIDAVIT PURSUANT TO RULE 3129.1**

First National Bank of Pennsylvania, Successor by Merger to Northern State Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 124 N. Market Street, Bloomsburg, PA 17815 and 125-127 Murray Avenue, Bloomsburg, PA 17815:

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

THRUSH REALTY, LLC

335 East Hillcrest Drive  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

THRUSH REALTY, LLC

335 East Hillcrest Drive  
Bloomsburg, PA 17815

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

FIRST NATIONAL BANK OF PENNSYLVANIA Plaintiff  
Successor by Merger to NORTHERN STATE BANK

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

FIRST NATIONAL BANK OF PENNSYLVANIA Plaintiff  
Successor by Merger to NORTHERN STATE BANK

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

COLUMBIA COUNTY TAX CLAIM BUREAU      Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

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:

DEPT OF REVENUE      PA Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA      Dept. of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

CURRENT TENANTS/OCCUPANTS      124 N. Market Street  
Bloomsburg, PA 17815

CURRENT OCCUPANTS/TENANTS      125 Murray Avenue  
Bloomsburg, PA 17815

CURRENT OCCUPANTS/TENANTS      127 Murray Avenue  
Bloomsburg, PA 17815

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:

COLUMBIA COUNTY DOMESTIC      Columbia County Courthouse  
RELATIONS OFFICE      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 are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

JAMES, SMITH DIETTERICK & CONNELLY LLP

DATED: 9/21/10

BY: 

Scott A. Dietterick, Esquire  
Attorneys for Plaintiff

PA ID #55650  
P.O. Box 650,  
Hershey, PA 17033  
(717) 533-3280

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**LEGAL DESCRIPTION**

PARCEL ONE:

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin corner on the Eastern side of Murray Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59 degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment building. This description was prepared from draft of T. Bryce James, R.S., dated November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market Street in line of land now or formerly of Monroe B. and Nina Z. Frey; THENCE by the same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West, 34 feet to an iron pin corner in line of land now or formerly of Hazel W. Shoemaker; THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin



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BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**THRUSH REALTY, LLC**  
335 East Hillcrest Drive  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on \_\_\_\_\_ at \_\_\_\_\_ .m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

124 N. Market Street  
Bloomsburg, PA 17815  
and  
125-127 Murray Avenue  
Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2010-CV-1513

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Thrush Realty, LLC

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Susquehanna Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

By: \_\_\_\_\_

Scott A. Dietterick, Esquire  
Attorney I.D. #55650  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**  
**and**  
**VIA PERSONAL SERVICE BY THE COLUMBIA CO. SHERIFF**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF	:	CIVIL DIVISION
PENNSYLVANIA, Successor by Merger to	:	
NORTHERN STATE BANK,	:	
	:	
Plaintiff,	:	NO.: 2010-CV-1513
vs.	:	
	:	
THRUSH REALTY, LLC,	:	
	:	
Defendant.	:	

**LEGAL DESCRIPTION**

PARCEL ONE:

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND  
situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and  
described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin corner on the Eastern side of Murray  
Avenue in line of land now or formerly of Hazel W. Shoemaker; THENCE by land now  
or formerly of said Hazel W. Shoemaker, North 59 degrees 34 minutes East, 96.70 feet to  
an iron pin corner in line of land now or formerly of Addie B. Lord Estate; THENCE by  
the same, South 30 degrees 26 minutes East, 34 feet to a drill hole in a concrete wall in  
line of land now or formerly of Monroe B. Frey, et ux.; THENCE by the same, South 59  
degrees 34 minutes West 96.70 feet to an iron pin corner on the Eastern side of Murray  
Avenue; THENCE by the same North 30 degrees 26 minutes West, 34 feet to an iron pin  
corner, the place of BEGINNING.

CONTAINING 3287.80 square feet. UPON WHICH is erected an apartment  
building. This description was prepared from draft of T. Bryce James, R.S., dated  
November 21, 1962.

BEING KNOWN as 125-127 Murray Avenue, Bloomsburg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the Western side of Market  
Street in line of land now or formerly of Monroe B. and Nina Z. Frey; THENCE by the  
same, South 59 degrees 34 minutes West, 109.30 feet to a corner in line of lands now or  
formerly of Gladys Muirhead; THENCE by the same, North 30 degrees 26 minutes West,  
34 feet to an iron pin corner in line of land now or formerly of Hazel W. Shoemaker;  
THENCE by the same, North 59 degrees 34 minutes East, 109.30 feet to an iron pin

corner on the Western side of Market Street; THENCE by the same, South 30 degrees 26 minutes East, 34 feet to an iron pin corner in line of land now or formerly of Monroe B. Frey and Nina Z. Frey, the place of BEGINNING.

CONTAINING 3716.20 square feet. UPON WHICH is erected a two and one-half story frame dwelling house. This description was prepared from draft of T. Bryce James, Surveyor, dated November 21, 1962.

BEING KNOWN AS 124 N. Market Street, Bloomsburg, PA 17815

BEING TAX PARCEL NO. 05W-04-102

BEING the same premises which Ronald G. Mikita and Kristin M. Mikita, Husband and Wife, by their Deed dated May 21, 2001 and recorded May 25, 2001, in and for Columbia County, as Instrument Number 200104787, granted and conveyed unto Thrush Realty, LLC.

**Exhibit "A"**

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: First National Bank of Pennsylvania et al.

DEFENDANT(S): Thrush Realty, LLC

TYPE OF WRIT  
OR COMPLAINT: **NOTICE OF SALE**

SERVE AT: 335 East Hillcrest Drive, Bloomsburg, PA 17815

Sir: **Please serve the Defendant, Thrush Realty, LLC, with the Notice of Sale by handing to an adult individual authorized to accept service on its behalf.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone  
other than Defendant): \_\_\_\_\_

Address (if different  
than as stated above):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

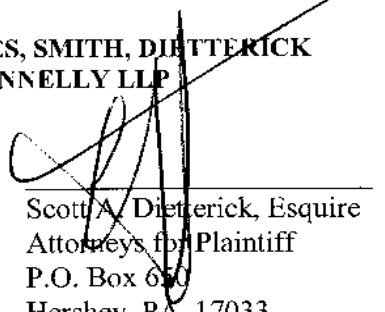
Date: \_\_\_\_\_

**PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE ENCLOSED  
SELF- ADDRESSED, STAMPED ENVELOPE TO:**

James, Smith, Dietterick & Connelly LLP  
ATTN: Scott A. Dietterick, Esquire  
P.O. Box 650  
Hershey, PA 17033

**JAMES, SMITH, DIETTERICK  
& CONNELLY LLP**

DATED: 9/21/10

BY:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
Attorneys for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

SS:

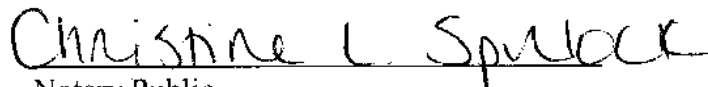
COUNTY OF DAUPHIN

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the last known address of Defendant, Thrush Realty, LLC, is 335 East Hillcrest Drive, Bloomsburg, PA 17815, to the best of my knowledge, information and belief.

  
\_\_\_\_\_  
Scott A. Dietterick, Esquire

Sworn to and subscribed before me

this 21<sup>st</sup> day of September, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
CHRISTINE L SPURLOCK  
Notary Public  
HUMMELSTOWN BORO, DAUPHIN COUNTY  
My Commission Expires Jun 23, 2012



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant(s) is(are) not in the military service of the United States of America to the best of his knowledge, information and belief.

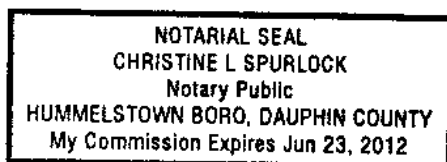
Scott A. Dietterick, Esquire

Sworn to and subscribed before me

this 21<sup>st</sup> day of September, 2010.

Christine L. Spurlock  
Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF  
PENNSYLVANIA, Successor by Merger to  
NORTHERN STATE BANK,

Plaintiff,

vs.

THRUSH REALTY, LLC,

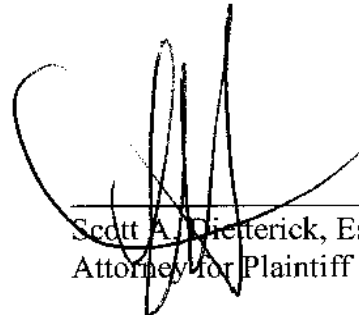
Defendant.

CIVIL DIVISION

NO.: 2010-CV-1513

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



\_\_\_\_\_  
Scott A. Dieterick, Esquire  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

84487

JAMES, SMITH, DIETERICK & CONNELLY, LLP  
OPERATING ACCOUNT

P.O. BOX 660  
HERSHEY, PA 17033  
PH. 717-533-3280

MID PENN BANK  
MILLERSBURG, PA 17061

60.880/313

NUMBER  
84487

One thousand three hundred fifty and NO/100

DATE  
09/21/2010

AMOUNT  
1350.00

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

VOID AFTER 6 MONTHS

AUTHORIZED SIGNATURE

*Libera A. Kelly*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. INK OF FIBERS HERE. RED INK OF DISAPPEARS WITH HEAT.

084487 0313088071 95041500

