

SHERIFF'S SALE COST SHEET

First Nat. Bank of PA vs. Thrush Local
 NO. 142-10 ED NO. 1513-10 JD DATE/TIME OF SALE 1/10/11

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>15.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>359.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1077.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1221.54</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>156.00</u>
MISC. <u>Balance</u>	\$ <u>3076.00</u>
TOTAL ***** \$ <u>3076.00</u>	

TOTAL COSTS (OPENING BID) \$ 4181.54
Deposit \$ 1386.00
Due \$ 3431.54

6443

JAMES SMITH DIETTERICK & CONNELLY, LLP

P.O. BOX 650
HERSHEY, PA 17033
PH. 717-533-3280



Manufacturers and Traders Trust Company
Commercial Banking
80-295/313

NUMBER
6443

Three thousand four hundred thirty-one and fifty-four/100

DATE
03/30/2011

AMOUNT
3431.54

PAY
TO THE
ORDER
OF

Columbia County Sheriff

Rebecca A. May

⑆006443⑆ ⑆031302955⑆

9848249911⑆

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Scott Dietterick, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: 3/29/11

Re: Thrush Realty

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$3,431.54

JAMES, SMITH, DIETTERICK & CONNELLY LLP

FACSIMILE TRANSMITTAL SHEET

DATE: MARCH 29, 2011**TO:** Real Estate Dept**FAX NUMBER:** 570-389-5625**TOTAL PGS W/COVER:** 2**SENDER'S E-MAIL:** cls@jsdc.com**FROM:** Chris Spurlock**SENDER'S PHONE NUMBER:**

717.533.3280 EXT.# 2018

Re: First National Bank v. Thrush**SENDER'S FAX NUMBER:**☒ 717.533.2795☐ 717.533.7771

☐ Per your request ☐ Please Review AND reply ☐ for your info

The materials transmitted by this facsimile are sent by an attorney or his/her agent and are considered confidential and are intended only for the use of the individual or entity named. If the addressee is a client, these materials may also be subject to applicable privileges. If the recipient of these materials is not the addressee, be aware that any dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us at (717) 533.3280 (collect) and return the transmitted materials to us at the above address via the U.S. postal service. We will reimburse your costs incurred in connection with this erroneous transmission and your return of these materials.

This office will not accept service of legal papers via facsimile or e-mail pursuant to Pa.R.C.P. 440(d)(1) [Service of Legal Papers Other than Original Process].

NOTES/COMMENTS:

MAILING ADDRESS:

P.O. BOX 650 • HERSHEY, PA 17033

STREET ADDRESS:

134 SIPE AVE. • HUMMELSTOWN, PA 17036

PHONE: 717.533.3280 • **FAX:** 717.533.2795 OR 717.533.7771**E-MAIL:** JSDCINFO@JSDC.COM



March 29, 2011

P.O. BOX 650
HERSHEY, PA 17033

Court Address:
134 SIPE AVENUE
HUMMELSTOWN, PA 17036

TEL: 717 533 3280

WWW.JSOC.COM

Via Facsimile (570) 389-5625

Columbia County Sheriff
Attn: Real Estate Dept

**RE: First National Bank of Pennsylvania S/B/M to
Northern State Bank
vs.
Thrush Realty, LLC
Docket No. 2010-CV-1513
Sheriff Sale Date: March 30, 2011
Property: 124 N. Market Street & 125-127 Murray Avenue, Bloomsburg
Our File No. 102434**

Dear Sir or Madam:

Please consider this correspondence a formal request to **stay** the sheriff sale scheduled for March 30, 2011 in the above-referenced matter. Plaintiff received \$152,000.00 to stop the sale. Please refund any excess from our advance or bill our office for additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


JAMES, SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dietterick

SAD:cls

cc: Tom Bixler, FNB

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPADE
MATTHEW CHABAL, III
NEIL W. YAHN
EDWARD P. SECOR
RONALD T. TOMASKO
SUSAN M. KAIDEL
JARED W. HANDELMAN
COURTNEY K. POWELL
KIMBERLY A. BONNER
KAREN N. CONNELLY
JOHN M. HYAMS
CHRISTINE T. BRAUN
JESSICA E. LOWE
SEAN M. CONCANNON
GREGORY A. KOGUT, JR.
THOMAS J. CAR

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

SHERIFF'S SALE COST SHEET

First Nat. Bank of PA vs. Thrush Realty
 NO. 142-10 ED NO. 1513-10 JD DATE/TIME OF SALE 11.30 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</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>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>444.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1077.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1302.54</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>56.00</u>
TOTAL ***** \$ <u>66.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>2050.00</u>
TOTAL ***** \$ <u>2050.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>136.11</u>
WATER 20	\$
TOTAL ***** \$ <u>136.11</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 10756.65

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Nat. Bank of PA vs Thrush Realty

NO. 142-10 ED NO. 1513-10 JD

DATE/TIME OF SALE: Mar 3 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

DATE: 28-MAR-11

FEE: \$5.00

CERT. NO 9572

THRUSH REALTY LLC
335 EAST HILLCREST DR
BLOOMSBURG PA 17815

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	4,074.40	27.34	0.00	4,101.74
2010	PRIM	3,924.60	28.66	0.00	3,953.26
TOTAL DUE :					\$8,055.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY:

Columbia County Sheriff



P.O. BOX 650
HERSHEY, PA 17033

Courier Address:
134 SIFE AVENUE
HUMMELSTOWN, PA 17033

TEL. 717 593.3280

WWW.JSDC.COM

January 25, 2011

Via Fax (570) 389-5625

Columbia County Sheriff
Attn: Real Estate Dept

**RE: First National Bank of Pennsylvania,
Successor by Merger to Northern State Bank
vs.
Thrush Realty, LLC
Docket No. 2010-CV-1513
Sale Date: December 8, 2010 Continued to January 26, 2011
Property: 124 N. Market Street & 125-127 Murray Avenue, Bloomsburg
Our File No. 102434**

Dear Sir or Madam:

Please consider this a formal request to **continue** the sale scheduled for January 26, 2011 to the **March 30, 2011** sale. Please announce this continuance at the January 26, 2011 sale.

Should you have any questions please contact our office.

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY, LLP

Scott A. Dietterick, Esq.

sad@jsdc.com

SAD:cls

cc: Tom Bixler, FNB

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPADE
MATTHEW CHABAL, III
NEIL W. YAHN
EDWARD P. SEEBER
RONALD T. TOMASKO
SUSAN M. KADEL
JARAD W. HANDELMAN
COURTNEY K. POWELL
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KAREN N. CONNELLY
JOHN M. HYAMS
CHRISTINE T. BRANN
JESSICA E. LOWE
SEAN M. CONCANNON
GREGORY A. KOGUT, JR.
THOMAS J. CAR

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

County 021

PARCELID: 05W-041- 0.000

.YEAR: 2011

ALTERNATE ID:

EFFECTIVE DATE: 02012011

Year	Authority	Fund	Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
	FRM				3,315.12	328.08	331.52	45.00		4,019.72
2010	PRM				3,474.80	.00	347.48	15.00		3,837.28
Total:					6,789.92	328.08	679.00	60.00		7,857.00

Int.
Tax cert -

Total
7,918 -
for Feb.



P.O. BOX 650
HERSHEY, PA 17033

Courtesy Address:
134 SPIR AVENUE
HUMMELSTOWN, PA 17036

TEL: 717.533.3280

WWW.JSDC.COM

December 6, 2010

Via Fax (570) 389-5625

Columbia County Sheriff
Attn: Real Estate Dept

**RE: First National Bank of Pennsylvania,
Successor by Merger to Northern State Bank**

vs.

Thrush Realty, LLC

Docket No. 2010-CV-1513

Sale Date: December 8, 2010

Property: 124 N. Market Street & 125-127 Murray Avenue, Bloomsburg

Our File No. 102434

Dear Sir or Madam:

Please consider this a formal request to **continue** the sale scheduled for December 8, 2010 to the January 26, 2011 sale. Please announce this continuance at the December 8, 2010 sale.

Should you have any questions please contact our office.

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY, LLP

(Scott A. Dietterick, Esq.)

sad@jsdc.com

SAD:cls

cc: Tom Bixler, FNB

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
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JOHN M. HYAMS
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JESSICA E. LOWE
SEAN M. CONCANNON
GREGORY A. KOGUT, JR.
THOMAS J. CARH

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

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

DATE: December 6, 2010

TO: Columbia County Sheriff**FAX NUMBER:** (570) 389-5625

TOTAL PGS W/COVER: 2**SENDER'S E-MAIL:** cls@jsdc.com

FROM: Chris Spurlock**SENDER'S PHONE NUMBER:**
717.533.3280 EXT.# 2018

Re: First National Bank v. Thrush Realty**SENDER'S FAX NUMBER:**☒ 717.533.2795☐ 717.533.7771

☐ Per your request ☐ Please Review AND reply ☐ for your info

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NOTES/COMMENTS:**MAILING ADDRESS:**

P.O. BOX 650 • HERSHEY, PA 17033

STREET ADDRESS:

134 SIPE AVE. • HUMMELSTOWN, PA 17036

PHONE: 717.533.3280 • **FAX:** 717.533.2795 OR 717.533.7771**E-MAIL:** jsdinfo@jsdlegal.com

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	142ED2010	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
<u>36808</u>	<u>36808</u>	<u>DEPT OF REVENUE</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>
<u>36809</u>	<u>36809</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>
<u>36810</u>	<u>COP</u>	<u>COMMONWEALTH OF PENNSYLVANIA</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>
<u>36811</u>	<u>FAIR</u>	<u>OFFICE OF F.A.I.R.</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>
<u>36812</u>	<u>SBA</u>	<u>U.S. Small Business Administration</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>
<u>36813</u>	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>142ED2010</u>	<u>9/24/2010</u>	<u>POST</u>	<u>91719</u>

Records: 1 - 6 of 6



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4585. Our records indicate that this item was delivered on 09/28/2010 at 10:01 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "M. J. [unclear]".

Address of Recipient:

A handwritten address in black ink, appearing to read "REVIEW".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4592. Our records indicate that this item was delivered on 09/28/2010 at 07:15 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

[Handwritten signature]
CRIS
L. J. Anderson

Address of Recipient:

[Handwritten address]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4608. Our records indicate that this item was delivered on 09/28/2010 at 10:01 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "M. J. [unclear]".

Address of Recipient:

A handwritten address in black ink, appearing to read "REUFRE".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4615. Our records indicate that this item was delivered on 09/29/2010 at 09:05 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to be "R. R. A." or similar, written over a horizontal line.

Address of Recipient:

A handwritten address in black ink, appearing to be "R. R. A." or similar, written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4622. Our records indicate that this item was delivered on 09/29/2010 at 11:33 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink on a white background. The signature appears to be "Michael A. ...".

Address of Recipient:

A scanned image of a handwritten address in black ink on a white background. The address is "1150 1st Ave #1001".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4639. Our records indicate that this item was delivered on 09/29/2010 at 10:33 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature: *Y. Miller*
Name: *L. Millhouse*

Address of Recipient:

Address: *600 Arch St*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

TAX YEAR: 2010

EFFECTIVE DATE:

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2009	PRIM	3,315.12	300.74	331.52	45.00		3,992.38

Total:	3,315.12	300.74	331.52	45.00	3,992.38
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2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

27-587 Interest

5. + Tax. Cert.

003

43024-72: Total for Jan. 2011

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 DIRECT-
ED, 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 COURT-
HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE
RIGHT AND TITLE AND INTEREST TO THE DEFEN-
DANTS 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 for-
merly 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 for-
merly 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 BEGIN-
NING.

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

BEING KNOWN as 125-127 Murray Avenue, Blooms-
burg, PA 17815

TRACT NO. 2: BEGINNING at an iron pin corner on the
Western side of Market Street in line of land now or for-
merly 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 Muir-
head; THENCE by the same, North 30 degrees 26 min-
utes 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 ACCOR-
DANCE WITH THESE TERMS MAY RESULT IN SERI-
OUS 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 recov-
erable. 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.

to the Plaintiff, the proceeds
of the sale, unless the Columbia
County Sheriff's Office, dated
09/25/2005, recorded in
Instrument Number 200505602
by Deed from William C. Brobst,
single, dated 06/02/2005 in
Instrument Number 200505602
SAID PREMISES IS VESTED IN Peter A. Cooke,
and con-
ditions, restrictions and con-

} SS

orn according to law deposes and says that Press Enterprise is
tion with its principal office and place of business at 3185
burg, County of Columbia and State of Pennsylvania, and was
larch, 1902, and has been published daily, continuously in said
that day and on the attached notice November 17, 24 and
and published; that the affiant is one of the officers or publisher or
or publisher of said newspaper in which legal advertisement was
int nor Press Enterprise is interested in the subject matter of said
at all of the allegations in the foregoing statement as to time,
tion are true.

efore me this 1st day of December 2010

(Notary Public)

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

....., 20....., I hereby certify that the advertising and
to \$.....for publishing the foregoing notice, and the
paid in full.

Tax Notice 2010 County & Municipality
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815
HOURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM
DURING DISCOUNT & LAST TWO WKS OF FACE
PHONE: 570-784-1581

FOR: COLUMBIA County			DATE 03/01/2010		BILL NO. 9627	
DESCRIPTION	ASSESSMENT	MILLS	LESS	TOTAL	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	63,395	6.146		381.84	389.63	428.59
SINKING		1.345		83.56	85.27	93.80
FIRE/LIBRARY		.58		36.03	36.77	40.45
DEBT SERVICE		.882		54.79	55.91	61.50
STREET LIGHT		1.2		74.55	76.07	83.68
TOWN RE		7.159		444.76	453.84	499.22
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT			1,075.53	1,097.49	1,207.24
				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

THRUSH REALTY LLC
335 EAST HILLCREST DR
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05W-04 -102-00,000
124 MARKET ST
.1545 Acres Land 4,039
Buildings 59,356
Total Assessment 63,395

This tax returned
to courthouse on:
January 1, 2011

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BLOOMSBURG SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010			BILL# 003946 TAXCOLLECTOR COPY		
TOWN OF BLOOMSBURG		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		Real Estate	63395	37.500	2329.76	2377.31	2615.04
MARY F. WARD							
301 East Second Street							
Bloomsburg, PA 17815							
INSTALLMENT PLAN		ASSESSED VALUE	63395	2377.31	2329.76	2377.31	2615.04
<input type="checkbox"/>	First Installment	792.44			IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31
<input type="checkbox"/>	Second Installment	792.44					
<input type="checkbox"/>	Third Installment	792.43					
		TAXABLE ASSESSMENT	63395	2377.31			

SCHOOL PENALTY @ 10%

M
A THRUSH REALTY LLC
I 335 EAST HILLCREST DR
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 05W04 10200000		12697
124 MARKET ST	4039.00	THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2011
20010-4787	59356.00	
0.16 ACRES		

NAME AND ADDRESS CORRECTION REQUESTED

No payments will be accepted after Noon

On Dec. 31st in my office

Mary

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

Friday, September 24, 2010

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER
TO NORTHERN STATE BANK
VS
THRUSH REALTY, LLC**

DOCKET # 142ED2010

JD # 1513JD2010

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Timothy T. Chamberlain

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,	:	142ED2010
	:	
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 December 8, 2010 at 9:30 am .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. 5th 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"



P.O. BOX 650
HERSHEY, PA 17033

Corner Alameda
1815 OFF AVENUE
HUMPHREYSTOWN, PA 17036

TEL: 717.520.3250

WWW.JSDC.COM

November 8, 2010

Ms. Tami Kline
Columbia County Prothonotary
Columbia County Courthouse
P.O. Box 480
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**

Dear Ms. Kline:

Enclosed please find an original Affidavit of Service of Defendant/Owner and Other Parties of Interest to be filed in regards to the above-referenced matter. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

Should you have any questions or require additional documentation, please feel free to contact me.

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dietterick

SAD:cls

Enclosures

cc: Columbia County Sheriff

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPADT
MATTHEW CHABAL, III
NEIL W. YAHN
EDWARD R. SEISER
RONALD T. TOMASKO
SUSAN M. KADEL
JANAD W. HANDELVAN
COURTNEY K. POWELL
KIMBERLY A. BONNER
KAREN N. CONNELLY
JOHN M. HYAMS
CHRISTINE T. BRANN
JESSICA E. LOWE
SEAN M. CONNOR
GREGORY A. KOGUT, JR.
THOMAS J. CAR

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

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

ISSUE NO.:

TYPE OF PLEADING:

Pa.R.C.P. RULE 3129.2(C)
AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST

CODE:

FILED ON BEHALF OF:

First National Bank of Pennsylvania,
Successor by Merger to Northern State Bank,
Plaintiff

COUNSEL OF RECORD FOR THIS
PARTY:

Scott A. Dietterick, Esquire
Pa. I.D. #55650

JAMES, SMITH, DIETTERICK &
CONNELLY LLP
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.	:	

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Scott A. Dietterick, Esquire, attorney for First National Bank of Pennsylvania,
Successor by Merger to Northern State Bank, Plaintiff, being duly sworn according to law depose
and make the following Affidavit regarding service of Plaintiff's Notice of Sheriff's Sale of Real
Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

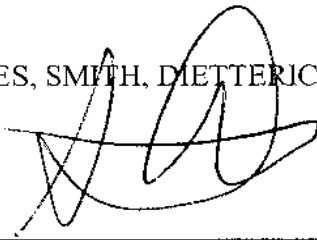
1. Defendant, Thrush Realty, LLC, is the record owner of the real property.
2. On or about September 29, 2010, Defendant, Thrush Realty, LLC, was served
with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, personally
by the Sheriff of Columbia County handing to Arlin Thrush, Owner, at the Columbia County
Sheriff's Office, Columbia County Courthouse, 34 West Main Street, Bloomsburg, Pennsylvania
17815. A true and correct copy of said Notice and Affidavit of Service are marked Exhibit "A",
attached hereto and made a part hereof.
3. On or about October 4, 2010, Plaintiff's counsel served all other parties in interest
with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to Rule

3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that Defendant/Owner and all Other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa. R.C.P. 3129.2.

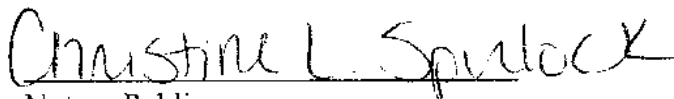
JAMES, SMITH, DIETTERICK & CONNELLY LLP

Dated: 11/8/10

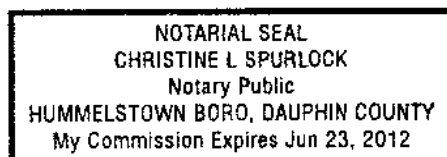
BY: 
Scott A. Dietterick, Esquire
Pa. I.D. #55650
Attorneys for Plaintiff
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

Sworn to and subscribed before me this

8th day of November, 2010.


Notary Public

MY COMMISSION EXPIRES:



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.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

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

J. Carter
J. CARTER
DEPUTY 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.	:	

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 12/8/10 at 9:30 a.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. 5th 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"

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY 1 PROV

Re JAMES, SMITH, DIETTERICK & CONNELLY LLP
ATTN: CHRIS SPURLOCK
P.O. BOX 650
HERSHEY, PA 17033

One piece of ordinary mail addressed to:
*Commonwealth of PA
 Department of Welfare
 P.O. Box 2675
 Harrisburg, PA 17105*

PS Form 3817, January 2001

THURSH Realty LLC

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY 1 PROV

Re JAMES, SMITH, DIETTERICK & CONNELLY LLP
ATTN: CHRIS SPURLOCK
P.O. BOX 650
HERSHEY, PA 17033

One piece of ordinary mail addressed to:
*Current Occupants/Tenants
 124 N. Market Street
 Bloomsburg, PA 17815*

PS Form 3817, January 2001

THURSH Realty, LLC

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY 1 PROV

Re JAMES, SMITH, DIETTERICK & CONNELLY LLP
ATTN: CHRIS SPURLOCK
P.O. BOX 650
HERSHEY, PA 17033

One piece of ordinary mail addressed to:
*Commonwealth of PA
 Department of Welfare
 P.O. Box 2675
 Harrisburg, PA 17105*

PS Form 3817, January 2001

THURSH Realty LLC

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY 1 PROV

Re JAMES, SMITH, DIETTERICK & CONNELLY LLP
ATTN: CHRIS SPURLOCK
P.O. BOX 650
HERSHEY, PA 17033

One piece of ordinary mail addressed to:
*Department of Revenue
 PA Inheritance Tax Division
 Department 280601
 Harrisburg, PA 17128-0601*

PS Form 3817, January 2001

THURSH Realty LLC



U.S. POSTAL SERVICE		CERTIFIC	OF MAILING
MA PR			IT
JAMES, SMITH, DIETTERICK & CONNELLY LLP ATTN: CHRIS SPURLOCK P.O. BOX 650 HERSHEY, PA 17033			
One piece of ordinary mail addressed to: <i>Current Occupants/Tenants</i> <i>125 Murray Avenue</i> <i>Bloomington, PA 17815</i> PS Form 3817, January 2001 <i>THRUSH Realty, LLC</i>			

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY PR		
JAMES, SMITH, DIETTERICK & CONNELLY LLP ATTN: CHRIS SPURLOCK P.O. BOX 650 HERSHEY, PA 17033		
One piece of ordinary mail addressed to: <i>Current Occupants/Tenants</i> <i>127 Murray Avenue</i> <i>Bloomington, PA 17815</i> PS Form 3817, January 2001 <i>THRUSH Realty LLC</i>		

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY PRO		
JAMES, SMITH, DIETTERICK & CONNELLY LLP ATTN: CHRIS SPURLOCK P.O. BOX 650 HERSHEY, PA 17033		
One piece of ordinary mail addressed to: <i>Columbia County Domestic</i> <i>Relations Office</i> <i>Columbia County Courthouse</i> <i>P.O. Box 380, Bloomington, PA 17815</i> PS Form 3817, January 2001 <i>THRUSH Realty LLC</i>		

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 TAX CLAIM BUREAU
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
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.

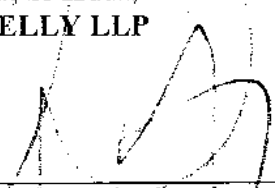
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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: DEPARTMENT OF REVENUE
PA Inheritance Tax Division
Department 280601
Harrisburg, PA 17128-0601

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.

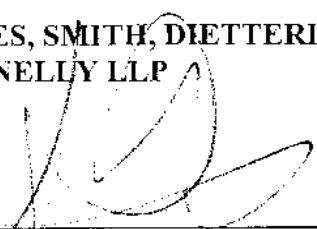
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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:

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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.

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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 Decd 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: COMMONWEALTH OF PA
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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
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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:

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and
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Bloomsburg, PA 17815

Columbia County

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

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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.

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

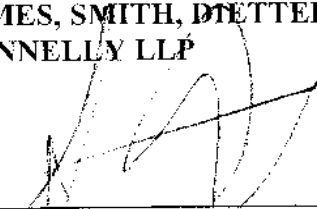
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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**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:

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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.

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

BEING TAX PARCEL NO. 05W-04-102

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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: CURRENT OCCUPANTS/TENANTS
124 N. Market Street
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.

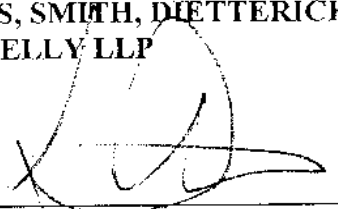
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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.

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Plaintiff,	:	NO.: 2010-CV-1513
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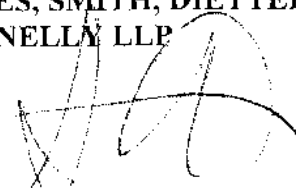
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**JAMES, SMITH, DIETTERICK &
CONNELLY LLP**



Dated: October 4, 2010

By: _____
Scott A. Dietterick, Esquire
PA ID #55650
Attorney for Plaintiff
P.O. Box 650
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