

CLYMER, MUSSER, BROWN & CONRAD, PC
TRUST ACCOUNT
408 WEST CHESTNUT ST.
LANCASTER, PA 17603

PNC Bank, N.A. 040 60-1273/313
Central PA

022594

PAY TO THE
ORDER OF

Sheriff of Columbia County

Apr 01, 2011

*** Seventy Thousand Three Hundred Sixty Five ***** \$ \$70,365.40

40/100

PAID

MEMO Sheriff Sale--Jay-Shree-Siddhi-Vinayak

022594 0313127381 510708221



HARTMAN UNDERHILL & BRUBAKER LLP
Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
221 East Chestnut Street
Lancaster, PA 17602-2782
Phone: (717) 299-7254/Fax: (717) 299-3160

COPY

Attorneys for Plaintiff:
Susquehanna Bank

SUSQUEHANNA BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff,	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	NO. 2010-CV-2261 / NO. 2010-ED-183
MIFFLINVILLE HOSPITALITY, LLC,	:	
Defendant.	:	CONFESSION OF JUDGMENT

**STIPULATION OF SUBSTITUTION OF
JAY-SHREE SIDDHI VINAYAK, INC. AS PLAINTIFF**

The Undersigned, counsel to the Plaintiff, Susquehanna Bank ("Susquehanna Bank"), and counsel to the Substituted Plaintiff, Jay-Shree Siddhi Vinayak, Inc. ("Jay-Shree Siddhi Vinayak"), hereby stipulate and agree as follows:

1. Susquehanna Bank is the present Plaintiff in the above-captioned matter.
2. Jay-Shree Siddhi Vinayak has acquired all of Susquehanna Bank's right, title, and interest in and to the terms underlying this confession of judgment action and execution proceeding.
3. The parties hereby stipulate and agree that from and after the date hereof Jay-Shree Siddhi Vinayak shall be the Plaintiff in this confession of judgment action and execution proceeding.

Dated: March 18, 2011

CLYMER MUSSER BROWN &
CONRAD, P.C.

By: 

James N. Clymer, Esquire
Attorney I.D. No. 27151
408 West Chestnut Street
P.O. Box 1766
Lancaster, PA 17608
(717) 299-7101

Attorneys for Substituted Plaintiff:
Jay-Shree Siddhi Vinayak, Inc.

HARTMAN UNDERHILL & BRUBAKER LLP

By: 

Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
221 East Chestnut Street
Lancaster, PA 17602-2782
(717) 299-7254

Attorneys for Original Plaintiff:
Susquehanna Bank

HARTMAN UNDERHILL & BRUBAKER LLP
Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
221 East Chestnut Street
Lancaster, PA 17602-2782
Phone: (717) 299-7254/Fax: (717) 299-3160

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Attorneys for Plaintiff:
Susquehanna Bank

SUSQUEHANNA BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff,	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
MIFFLINVILLE HOSPITALITY, LLC,	:	NO. 2010-CV-2261 / NO. 2010-ED-183
Defendant.	:	CONFESSION OF JUDGMENT

**PRAECIPE TO MARK JUDGMENT TO
THE USE OF JAY-SHREE SIDDHI VINAYAK, INC.**

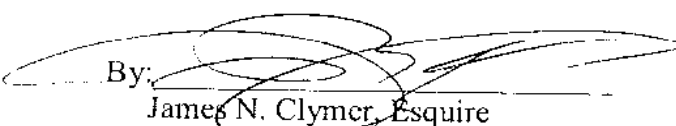
TO THE PROTHONOTARY:


Kindly mark the judgment entered in the above-captioned action to the use of Jay-Shree
Siddhi Vinayak, Inc.

Dated: March 18, 2011

CLYMER MUSSER BROWN &
CONRAD, P.C.

HARTMAN UNDERHILL & BRUBAKER LLP

By: 
James N. Clymer, Esquire
Attorney I.D. No. 27151
408 West Chestnut Street
P.O. Box 1766
Lancaster, PA 17608
(717) 299-7101

By: 
Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
221 East Chestnut Street
Lancaster, PA 17602-2782
(717) 299-7254

Attorneys for Substituted Plaintiff:
Jay-Shree Siddhi Vinayak, Inc.

Attorneys for Original Plaintiff:
Susquehanna Bank

JAY-SHREE SIDDHI VINAYAK,
INC.

Plaintiff,

vs.

MIFFLINVILLE HOSPITALITY, LLC,
Defendant.

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PENNSYLVANIA

:
:
: CIVIL ACTION - LAW

:
: NO. 2010-CV-2261

:

PRAECIPE FOR ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Please enter the appearances of James N. Clymer, Esquire, and Clymer, Musser,
Brown & Conrad, P.C., as Attorneys for the substituted Plaintiff, Jay-Shree Siddhi
Vinayak, Inc., in the above-captioned matter.

CLYMER, MUSSER, BROWN & CONRAD, P.C.
Attorneys for Plaintiff

Dated: March 18, 2011

By: 

James N. Clymer, Esquire
I.D. No. 27151
408 West Chestnut Street
P.O. Box 1766
Lancaster, PA 17603
Telephone: 717-299-7101
Fax: 717-299-5115

Prepared By: Hartman Underhill & Brubaker LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

 COPY

Return To: Andrew F. Lucarelli, Esquire
Hartman Underhill & Brubaker LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

Mortgage Dated: January 31, 2008
Recorded: Columbia County Recorder of Deeds

Property Address: 488 W. 3rd Street
Mifflinville, Mifflin Township, Columbia County, Pennsylvania 18631

PARCEL ID NO. 23-04-002-01

ASSIGNMENT OF MORTGAGE

This Assignment of Mortgage (the "Assignment") is made as of this 18th day of March, 2011, by **Susquehanna Bank** (the "Assignor") to **Jay-Shree Siddhi Vinayak, Inc.** (the "Assignee").

For and in consideration of the sum of \$10.00 in hand and paid and other good and valuable consideration as more fully set forth in that certain Agreement of Sale of Loan Documents dated as of February 18, 2011, between Assignor and Assignee (the "Agreement of Sale"), the receipt and sufficiency of which are hereby acknowledged by Assignor, and intending to be legally bound hereby, Assignor and Assignee agree as follows.

By these presents, Assignor, for itself and its successors and assigns, hereby conveys, transfers and assigns to Assignee all of Assignor's right, title, interest and privilege which Assignor has or may have in an Open-End Mortgage securing the principal amount of \$240,000, dated January 31, 2008, recorded February 11, 2008 in the Recorder of Deeds' Office in and for Columbia County, Pennsylvania, at Instrument Number 200801248 (the "Mortgage").

TO HAVE, HOLD, RECEIVE AND TAKE all and singular the hereditaments and premises hereby granted and assigned or mentioned and intended so to be with the appurtenances unto the said Assignee, its successors and assigns, to and for its only proper use and benefit forever.

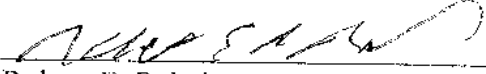
Except as specifically provided in the Agreement of Sale, this Assignment is made without warranty or recourse of any kind whatsoever to Assignee. This Assignment shall inure to the benefit of the parties hereto and their successors and assigns.

[signatures appear on the following page]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed by their duly authorized officers as of the day and year first written above.

ASSIGNOR:

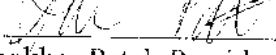
SUSQUEHANNA BANK

By: 
Robert E. Rahal
Senior Vice President

Assignee joins herein to accept the forgoing Assignment.

ASSIGNEE:

JAY-SHREE SIDDHI VINAYAK, INC.

By: 
Shaker Patel, President
Its authorized officer or signatory

ACKNOWLEDGMENT

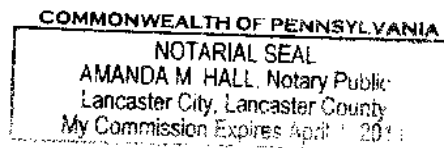
STATE OF PENNSYLVANIA)
)
COUNTY OF)

On this, the 18th day of March, 2011, before me the undersigned officer, personally appeared Robert E. Rahal, who acknowledged himself to be a Senior Vice President of Susquehanna Bank, a corporation, and that he as such Senior Vice President, being authorized to do so, executed the foregoing Assignment of Equipment Loan for the purposes therein contained by signing the name of the said corporation by himself as a Senior Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amanda M. Hall
Notary Public

My Commission Expires 4-1-2014



The undersigned hereby certifies that the address of the Assignee is

2069 N. Reading Road
Denver, PA 17517

[Signature]
Attorney or Agent for Assignee

Prepared By: Hartman Underhill & Brubaker LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

Return To: Andrew F. Lucarelli, Esquire
Hartman Underhill & Brubaker LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

 **COPY**

Mortgage Dated: January 31, 2008
Recorded: Columbia County Recorder of Deeds

Property Address: 488 W. 3rd Street
Mifflinville, Mifflin Township, Columbia County, Pennsylvania 18631

PARCEL ID NO. 23-04-002-01

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This Assignment of Mortgage (the "Assignment") is made as of this 18th day of March, 2011, by **Susquehanna Bank** (the "Assignor") to **Jay-Shree Siddhi Vinayak, Inc.** (the "Assignee").

For and in consideration of the sum of \$10.00 in hand and paid and other good and valuable consideration as more fully set forth in that certain Agreement of Sale of Loan Documents dated as of February 18, 2011, between Assignor and Assignee (the "Agreement of Sale"), the receipt and sufficiency of which are hereby acknowledged by Assignor, and intending to be legally bound hereby, Assignor and Assignee agree as follows:

By these presents, Assignor, for itself and its successors and assigns, hereby conveys, transfers and assigns to Assignee all of Assignor's right, title, interest and privilege which Assignor has or may have in an Open-End Mortgage securing the principal amount of \$2,985,000, dated January 31, 2008, recorded February 11, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument Number 200801245 (the "Mortgage").

TO HAVE, HOLD, RECEIVE AND TAKE all and singular the hereditaments and premises hereby granted and assigned or mentioned and intended so to be with the appurtenances unto the said Assignee, its successors and assigns, to and for its only proper use and benefit forever.

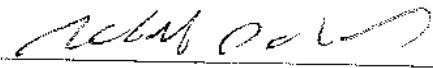
Except as specifically provided in the Agreement of Sale, this Assignment is made without warranty or recourse of any kind whatsoever to Assignee. This Assignment shall inure to the benefit of the parties hereto and their successors and assigns.

[signatures appear on the following page]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed by their duly authorized officers as of the day and year first written above.

ASSIGNOR:

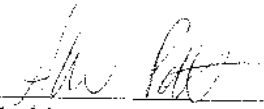
SUSQUEHANNA BANK

By: 
Robert E. Rahal
Senior Vice President

Assignee joins herein to accept the forgoing Assignment.

ASSIGNEE:

JAY-SHREE SIDDHI VINAYAK, INC.

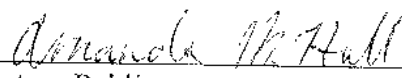
By: 
Shaker Patel, President
Its authorized officer or signatory

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA)
)
COUNTY OF)

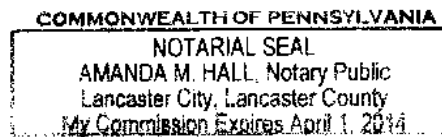
On this, the 18th day of March, 2011, before me the undersigned officer, personally appeared Robert E. Rahal, who acknowledged himself to be a Senior Vice President of Susquehanna Bank, a corporation, and that he as such Senior Vice President, being authorized to do so, executed the foregoing Assignment of Construction Loan for the purposes therein contained by signing the name of the said corporation by himself as a Senior Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires 4-1-2014



The undersigned hereby certifies that the address of the Assignee is:

2069 N. Reading Road
Denver, PA 17517



Attorney or Agent for Assignee

HARTMAN UNDERHILL & BRUBAKER LLP

ATTORNEYS AT LAW

221 EAST CHESTNUT STREET

LANCASTER, PENNSYLVANIA 17602-2782

(717) 299-7254

FAX (717) 299-3160

Web Site: www.hublawn.com

Direct Email: michellg@hublaw.com

March 3, 2011

ANDREW F. LUCARELLI
WILLIAM C. McCARTY
ALEXANDER HENDERSON, III
ROBERT M. FRANKHOUSER, JR.
THOMAS W. BERGEN
MICHAEL W. BABIC
MARK STANLEY
MARK E. LOVETT
KEVIN M. FRENCH
JOSHUA D. COHEN
KIM R. SMITH
STACEY L. MORGAN
RORY O. CONNAUGHTON
JEFFREY C. GOSS
JOHN A. MATEYAK
THEODORE L. BRUBAKER
ROBERT W. PONTZ
BRETT D. JACKSON
JEFFREY P. QUELLET
WILLIAM J. ZEE, III
DANA C. PANAGOPOULOS
MICHELLE L. GROLEAU
BRANDON S. HARTE
RICHARD P. CALLISON

COUNSEL
CHRISTOPHER S. UNDERHILL
MARK L. JAMES
MARYLOU BARTON
—
JOHN I. HARTMAN, JR.
(1919-2000)
THEODORE L. BRUBAKER
(1911-2002)
GEORGE T. BRUBAKER
(1942-2006)
HARRY ST. C. GARMAN
(1945-2006)

Via Federal Express

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261 / No. 2010-ED-183

Dear Sheriff Chamberlain:

I enclose an Affidavit of Notice to Defendant and Lien Holders of Record, the original of which is being filed with the Prothonotary's Office. The mortgaged property and personal property at issue in the above-captioned matter are scheduled to be sold at the March 30, 2011 Sheriff's Sale.

Thank you for your attention to this matter.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00612780.1

Enclosure

cc: Robert E. Rahal, Senior Vice President
(Susquehanna Bank) (w/encl.)
James N. Clymer, Esquire (w/encl.)
Andrew F. Lucarelli, Esquire

Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
HARTMAN UNDERHILL & BRUBAKER LLP
221 East Chestnut Street
Lancaster, PA 17602-2782
Phone: (717) 299-7254/Fax: (717) 299-3160

Attorneys for Plaintiff:
Susquehanna Bank

SUSQUEHANNA BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff,	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	NO. 2010-CV-2261 / NO. 2010-ED-183
MIFFLINVILLE HOSPITALITY, LLC,	:	
Defendant.	:	CONFESSION OF JUDGMENT

AFFIDAVIT OF NOTICE TO DEFENDANT AND LIEN HOLDERS OF RECORD

Susquehanna Bank, Plaintiff in the above-captioned action, hereby certifies that it has served a Notice of Sheriff's Sale at least thirty (30) days before the sale on all persons whose names and addresses are set forth in Plaintiff's Affidavit Pursuant to Rule 3129.1, as follows:

Sheriff's Service upon the Defendant on February 23, 2011:

Mifflinville Hospitality, LLC
488 W. 3rd Street
Mifflinville, PA 18631

Service upon the lien creditors by Regular Mail, Postage Prepaid, on February 15, 2011:

Susquehanna Bank
100 Sterling Parkway
Suite 100
Mechanicsburg, PA 17050

Accor Franchising North America, LLC
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

Columbia County Treasurer
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Office
P.O. Box 380
Bloomsburg, PA 17815

Mifflin Township
P.O. Box 359
Mifflinville, PA 18631

Central Columbia School District
4777 Old Berwick Road
Bloomsburg, PA 17815

Pankaj M. Patel and Mita P. Patel
2069 N. Reading Road
Denver, PA 17517

Mukesh R. Patel and Rashmika M. Patel
16 Marsanna Lane
Jonestown, PA 17038

Jitendra Hirani and Sarita Hirani
2 Windemere Drive
Woodbury, NY 11797

Sunil R. Patel and Kanchan S. Patel
16 Marsanna Lane
Jonestown, PA 17038

Cameron F. Thiel
1150 Ridgewood Avenue
Nescopeck, PA 18635

Wachovia Bank, a Wells Fargo Company
123 S. Broad Street
Philadelphia, PA 19109

A true and correct copy of the Notice served upon the Defendant, Mifflinville
Hospitality, LLC, together with the Sheriff's Return of Service received with respect to such
Notice, is attached to and made part of this Affidavit as "Exhibit A." A true and correct copy of

the Notice sent to the lien creditors of record, together with the certificates of mailing received with respect to the Notices so given, is attached to and made part of this Affidavit as "Exhibit B."

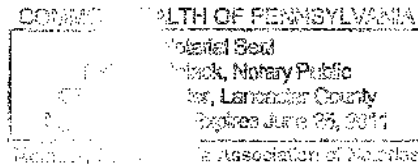
Affirmed and subscribed to before
me this 3rd day of March,
2011.

Betsy E. Bolack
Notary Public

My Commission Expires:

HARTMAN UNDERHILL & BRUBAKER LLP

By: Michelle L. Groleau
Andrew F. Lucarelli, Esquire
Attorney I.D. No. PA 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349



Andrew F. Lucarelli, Esquire
Attorney I.D. No. 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. 209349
HARTMAN UNDERHILL & BRUBAKER LLP
221 East Chestnut Street
Lancaster, PA 17602-2782
Phone: (717) 299-7254/Fax: (717) 299-3160

Attorneys for Plaintiff:
Susquehanna Bank

SUSQUEHANNA BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff,	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	NO. 2010-CV-2261 / NO. 2010-ED-183
MIFFLINVILLE HOSPITALITY, LLC,	:	
Defendant.	:	CONFESSION OF JUDGMENT

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO P.A.R.C.P. 3129.2**

To: All judgment and lien creditors of
Mifflinville Hospitality, LLC

TAKE NOTICE:

That a Sheriff's Sale of both Real Property and Personal Property located at the Real Property will be held on:

DATE: Wednesday, March 30, 2011
TIME: 11:00 a.m. Eastern Time
LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE REAL PROPERTY TO BE SOLD is delineated in detail in a legal description attached to this Notice.

THE LOCATION of the Real Property to be sold is:

488 W. 3rd Street
Mifflinville, PA 18631

THE PERSONAL PROPERTY TO BE SOLD is located at the Real Property and is listed on the Sheriff's levy sheet available at the Columbia County Sheriff's Office.

THE JUDGMENT under or pursuant to which the Real and Personal Property is being sold is docketed in the within Commonwealth and County to:

NO. 2010-CV-2261 (Judgment)
NO. 2010-ED-183 (Writ)

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

Mifflinville Hospitality, LLC

A SCHEDULE OF DISTRIBUTION for the Real Property, 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 of this County within thirty (30) days after the sale. A schedule of distribution for the Personal Property will be filed by the Sheriff of this County within five (5) days after the sale. Distribution of the proceeds of the sales in accordance with the schedules will, in fact, be made unless someone objects by filing exceptions to each schedule within ten (10) days of the filing date.

Information about the schedules of distribution may be obtained from the Columbia County Sheriff's Office located at 35 West Main Street, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF THE PROPERTY. YOU MAY HAVE A LIEN ON THE PROPERTY.

HARTMAN UNDERHILL & BRUBAKER LLP

Dated: February 15, 2011

By: Michelle L. Groleau
Andrew F. Lucarelli, Esquire
Attorney I.D. No. PA 15421
Michelle L. Groleau, Esquire
Attorney I.D. No. PA 209349
221 East Chestnut Street
Lancaster, PA 17602-2782
(717) 299-7254

Attorneys for Plaintiff: Susquehanna Bank

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 784-6200

24 HOUR PHONE
(570) 784-6200

SUSQUEHANNA BANK

Docket # 183ED2010

VS

MORTGAGE FORECLOSURE

MIFFLINVILLE HOSPITALITY, LLC

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 23, 2011, AT 2:05 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON MIFFLINVILLE HOSPITALITY, LLC AT 488 W 3RD
STREET, MIFFLINVILLE BY HANDING TO CINDY RUCKLE, A/C-FRONT DESK, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 23, 2011


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARTMAN UNDERHILL & BRUBAKER LLP
221 EAST CHESTNUT STREET
Suite
LANCASTER, PA 17602

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) 784-6309

SUSQUEHANNA BANK

Docket # 183ED2010

VS

MORTGAGE FORECLOSURE

MIFFLINVILLE HOSPITALITY, LLC

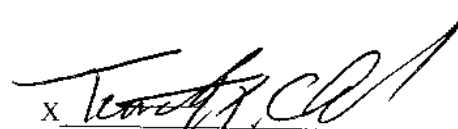
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STREET, MIFFLINVILLE BY HANDING TO CINDY RUCKLE, AIC-FRONT DESK, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 23, 2011


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARTMAN UNDERHILL & BRUBAKER LLP
221 EAST CHESTNUT STREET
Suite
LANCASTER, PA 17602

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.

SUSQUEHANNA BANK

VS.

MIFFLINVILLE HOSPITALITY, LLC

WRIT OF EXECUTION #183 2010 ED

POSTING OF PROPERTY

FEBRUARY 23, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MIFFLINVILLE HOSPITALITY, LLC AT 488 W. 3RD STREET MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF FEBRUARY 2011

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

SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 183 OF 2010 ED AND CIVIL WRIT NO. 2261 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:

ALL THAT CERTAIN, piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a rebar found at the southeast corner of lands now or late of the Peoples First National Bank and Trust Company, said rebar also being on the westerly line of the Interstate Route 80 Off Ramp; thence along the westerly side of said Interstate Route 80 Off Ramp, South 36 degrees 27 minutes 00 seconds East, 493.87 feet to a rebar found; thence along same South 10 degrees 20 minutes 00 seconds East, 112.22 feet to a rebar found on the westerly right of way line of Pennsylvania State Route 0339; thence along said right of way line South 18 degrees 15 minutes 00 seconds West, 75.00 feet to an iron bolt set; thence along same North 71 degrees 45 minutes 00 seconds West, 15.00 feet to a rebar set; thence same South 18 degrees 15 minutes 00 seconds West, 120.00 feet to a rebar found; thence North 71 degrees 42 minutes 30 seconds West, 135.00 feet to a railroad spike found on the easterly line of lands now or late of John A. Crisman; thence along the easterly line of lands now or late of said Crisman, North 08 degrees 17 minutes 21 seconds East 95.00 feet to a rebar found; thence along same North 10 degrees 17 minutes 39 seconds West, 78.95 feet to a rebar found; thence along same North 36 degrees 29 minutes 23 seconds West, 545.47 feet to a rebar found on the southerly line of lands now or late of the Peoples First National Bank and Trust Company; thence along the southerly line of lands now or late of the said Bank, North 74 degrees 00 minutes 37 seconds East, 176.97 feet to the place of BEGINNING.

CONTAINING 2.752 acres of land in all. All of the above being more fully shown on draft prepared by Bafile, James & Associates date January 25, 1991. (File 1-1557) Survey made, description written by Bafile, James & Associates.

BEING the same premises conveyed by Clarence R. Laubach, Jr. and Lorraine D. Laubach, his wife, to Melvin J. Leiby and Gina A. Leivy, his wife; Christopher L. Leiby and Denise J. Leiby, his wife; and Elvin Jay Leiby, Jr. and Patricia Ann Leiby, his wife, Grantors herein, by deed dated July 10, 1998, recorded in the Columbia County Recorder of Deeds' Office on July 15, 1998 in Record Book 694, page 455.

KNOWN as 488 W. 3rd Street, Mifflinville, PA 18631, Tax Parcel No. 23-4-002-01.

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
Andrew Lucarelli
221 East Chestnut Street
Lancaster, PA 17602

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

HARTMAN UNDERHILL & BRUBAKER LLP

ATTORNEYS AT LAW

221 EAST CHESTNUT STREET

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February 15, 2011

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MARYLOU BARTON

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(1919-2000)

THEODORE L. BRUBAKER
(1911-2002)

GEORGE T. BRUBAKER
(1942-2006)

HARRY S. C. GARMAN
(1945-2006)

Susquehanna Bank
100 Sterling Parkway
Suite 100
Mechanicsburg, PA 17050

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610903.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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HARRY ST. C. GARMAN
(1945-2006)

Columbia County Treasurer
11 West Main Street
Bloomsburg, PA 17815

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610906.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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Columbia County Tax Office
P.O. Box 380
Bloomsburg, PA 17815

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610908.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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HARRY S. C. GARMAN
(1945-2006)

Accor Franchising North America, LLC
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beh/00610904.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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February 15, 2011

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RICHARD R. CALLISON

Mifflin Township
P.O. Box 359
Mifflinville, PA 18631

Re: **Notice of Sale of Real Property**
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610660.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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February 15, 2011

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MICHELLE L. GROLEAU
BRANDON S. HARTER
RICHARD P. CALLISON

Central Columbia School District
4777 Old Berwick Road
Bloomsburg, PA 17815

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610892.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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February 15, 2011

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BRANDON S. HARTER
RICHARD P. CALLISON

Pankaj M. Patel and Mita P. Patel
2069 North Reading Road
Denver, PA 17517

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Mr. and Mrs. Patel:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610893.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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February 15, 2011

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(1942-2006)
HARRY St. C. GARMAN
(1945-2006)

Mukesh R. Patel and Rashmika M. Patel
16 Marsanna Lane
Jonestown, PA 17038

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Mr. and Mrs. Patel:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610896.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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GEORGE T. BRUBAKER
(1942-2006)

HARRY ST. C. GARMAN
(1945-2006)

Jitendra Hirani and Sarita Hirani
2 Windemere Drive
Woodbury, NY 11797

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Mr. and Mrs. Hirani:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610898.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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(1911-2002)

GEORGE T. BRUBAKER
(1942-2006)

HARRY Sr. C. GARMAN
(1945-2006)

Sunil R. Patel and Kanchan S. Patel
16 Marsanna Lane
Jonestown, PA 17038

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Mr. and Mrs. Patel:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610900.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

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(1942-2006)

HARRY ST. C. GARMAN
(1945-2006)

Cameron F. Thiel
1150 Ridgewood Avenue
Nescopeck, PA 18635

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Mr. Thiel:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610901.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

ATTORNEYS AT LAW

221 EAST CHESTNUT STREET

LANCASTER, PENNSYLVANIA 17602-2782

(717) 299-7254

FAX (717) 299-3160

Web Site: www.hublaw.com

Direct Email: michellg@hublaw.com

February 15, 2011

COUNSEL

CHRISTOPHER S. UNDERHILL

MARK L. JAMES

MARYLOU BARTON

JOHN I. HARTMAN, JR.
(1919-2000)

THEODORE L. BRUBAKER
(1911-2003)

GEORGE T. BRUBAKER
(1942-2006)

HARRY S. C. GARMAN
(1945-2008)

ANDREW F. LUCARELLI
WILLIAM C. MCCARTY
ALEXANDER HENDERSON, III
ROBERT M. FRANKHOUSER, JR.
THOMAS W. BERGEN
MICHAEL W. BABIC
MARK STANLEY
MARK E. LOVETT
KEVIN M. FRENCH
JOSHUA D. COHEN
KIM R. SMITH
STACEY L. MORGAN
RORY O. CONNAUGHTON
JEFFREY C. GOSS
JOHN A. MATEYAK
THEODORE L. BRUBAKER
ROBERT W. PONTZ
BRETT D. JACKSON
JEFFREY P. OUELLET
WILLIAM J. ZEE, III
DANA C. PANAGOPOULOS
MICHELLE L. GROLEAU
BRANDON S. HARTER
RICHARD P. CALLISON

Wachovia Bank, a Wells Fargo Co.
123 South Broad Street
Philadelphia, PA 19109

Re: Notice of Sale of Real Property
Susquehanna Bank v. Mifflinville Hospitality, LLC
No. 2010-CV-2261/No. 2010-ED-183

Dear Madam or Sir:

I enclose for service upon you a Notice of Sheriff's Sale of Real Estate.

Sincerely,

Michelle L. Groleau

Michelle L. Groleau

MLG/beb/00610902.1

Enclosure

cc: Robert E. Rahal, Senior Vice President (Susquehanna Bank) (w/encl.)
Andrew F. Lucarelli, Esquire



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Susquehanna Bank

100 Sterling Parkway

Suite 100

Mechanicsburg, PA 17050

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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00035373-03

\$1.15

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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

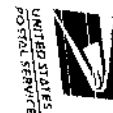
To: Columbia County Treasurer

11 West Main Street

Bloomsburg, PA 17815

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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Columbia County Tax Office

P.O. Box 380

Bloomsburg, PA 17815

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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Accor Franchising North America, LLC

c/o CT Corporation System

116 Pine Street, Suite 320

Harrisburg, PA 17101

PS Form **3817**, April 2007 PSN 7530-02-000-9065



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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Mifflin Township

P.O. Box 359

Mifflinville, PA 18631

PS Form **3817**, April 2007 PSN 7530-02-000-9065

To pay fee affix



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\$1.15

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**UNITED STATES
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Mailing**

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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Central Columbia School District

4777 Old Berwick Road

Bloomsburg, PA 17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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\$1.15

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AMOUNT

**UNITED STATES
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Michelle L. Groleau, Esquire
HARTMAN UNDERHILL & BRUBAKER LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

To: Pankaj M. Patel and Mita P. Patel
2069 North Reading Road
Denver, PA 17517

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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\$1.15
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Michelle L. Groleau, Esquire
HARTMAN UNDERHILL & BRUBAKER LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

To: Mukesh R. Patel and Rashmika M. Patel
16 Marsanna Lane
Jonestown, PA 17038

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\$1.15
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From: Michelle L. Groleau, Esquire
HARTMAN UNDERHILL & BRUBAKER LLP
221 East Chestnut Street
Lancaster, PA 17602-2782

To: Jitendra Hirani and Sarita Hirani
2 Windemere Drive
Woodbury, NY 11797

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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Sunil R. Patel and Kanchan S. Patel

16 Marsanna Lane

Jonestown, PA 17038

1000

\$1.15
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From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Cameron F. Thiel

1150 Ridgewood Avenue

Nescopeck, PA 18635

1000

\$1.15
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**UNITED STATES
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Michelle L. Groleau, Esquire

HARTMAN UNDERHILL & BRUBAKER LLP

221 East Chestnut Street

Lancaster, PA 17602-2782

To: Wachovia Bank, a Wells Fargo Company

(f/k/a Wachovia Bank, N.A.)

123 South Broad Street

Philadelphia, PA 19109

1000

\$1.15
00035373-03



U.S. POSTAGE
PAID
LANCASTER, PA
17603
FEB 15, 11
AMOUNT

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am this day serving the foregoing Affidavit upon the person
and in the manner indicated below:

Service by first class mail, addressed as follows:

James N. Clymer, Esquire
Clymer Musser Brown & Conrad, P.C.
408 West Chestnut Street
P.O. Box 1766
Lancaster, PA 17608-1766
Corporate Counsel for the Defendant

HARTMAN UNDERHILL & BRUBAKER LLP

Date: March 3, 2011

By: Michelle L. Grolcau
Andrew F. Lucarelli, Esquire
Michelle L. Grolcau, Esquire
Attorneys for Susquehanna Bank

221 East Chestnut Street
Lancaster, PA 17602-2782
(717) 299-7254



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.

SUSQUEHANNA BANK

VS.

MIFFLINVILLE HOSPITALITY, LLC


WRIT OF EXECUTION #183 2010 ED

POSTING OF PROPERTY

FEBRUARY 23, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MIFFLINVILLE HOSPITALITY, LLC AT 488 W. 3RD STREET MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

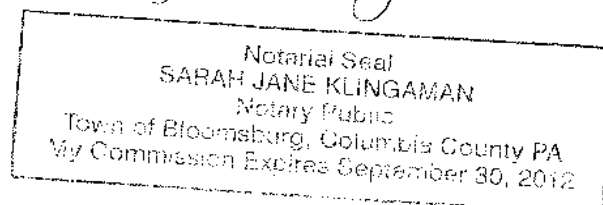
DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF FEBRUARY 2011







February 25, 2011

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

SUSQUEHANNA BANK

VS.

MIFFLINVILLE HOSPITALITY, LLC

DOCKET # 183ED2010

JD # 2261JD2010

Dear Timothy:

The amount due on the sewer account #704085 for the property located at 488 W.
3rd Street Mifflinville, Pa through March 31, 2011 is \$15,221.72.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S SALE

BY VIRTUE OF WRIT OF EXECUTION 183-2010 ED TO ME DIRECTED BY THE COURTS,
THERE WILL BE SOLD AT PUBLIC SALE, ON MARCH 30, 2011 AT 11 O'CLOCK AM AT
THE PLACE COLUMBIA COUNTY SHERIFF'S OFFICE BLOOMSBURG
COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, THE FOLLOWING ARTICLES
OF PERSONAL PROPERTY, TO WIT:

2 LEXMARK PRINTERS
BROTHER (MFC) PRINTER/FAX
HP DESKTOP COMPUTER MODEL ELIZIO-LOGITECH KEYBOARD
2 LG DESKTOP COMPUTERS-KEYBOARDS & MOUSE
ACER COMPUTER W/ LENOVA TOWER-KEYBOARD & MOUSE
LOREY MONITOR 15" FOR SURVEILLANCE
AURORA PAPER SHREDDER
4 ROUND DINING ROOM TABLES W/ 17 CHAIRS
4 RED LOUNGE CHAIRS
COUCH
2 END TABLES
32" LODGING STAR TV
MEDIUM SIZE TABLE
COMPUTER DESK
2 LAMPS
3 PLASTIC POOLSIDE LOUNGE CHAIRS
2 TABLE & 8 CHAIRS (PLASTIC-POOLSIDE)
2 TV/VCR STANDS
18 BROWN CHAIRS
4 FOLDING TABLES
SMALL END TABLE
2 INDUSTRIAL DEXTER DRYERS
INDUSTRIAL DEXTER WASHER
2 BISSEL VACCUUMS
2 EUREKA VACCUUMS
COMPUTER CHAIR
COIN OPERATED WHIRLPOOL HEAVY DUTY WASHER
COIN OPERATED WHIRLPOOL HEAVY DUTY DRYER

22 (2 DOUBLE BED ROOMS) WHICH INCLUDE
44 DOUBLE BEDS
22 LAMP TABLES
22 EASY CHAIRS
22 DRESSERS
22 32" SYLVANIA TVs
18 REFRIGERATORS
22 TABLES
22 CHAIRS

44 WALL MIRRORS	44 LAMPS
21 (KING ROOMS) WHICH INCLUDE	
21 KING SIZE BEDS	42 END TABLES
21 EASY CHAIRS	21 DRESSERS
21 TABLES & CHAIRS	21 REFRIGERATORS
21 MICROWAVES	42 WALL MIRRORS
63 LAMPS	

2 (KING/QUEEN SUITES) WHICH INCLUDE	
2 KING SIZE BEDS	2 QUEEN SIZE BEDS
2 32" TVs	2 REFRIGERATORS
4 DRESSERS	2 MICROWAVES
6 END TABLES	2 SOFABEDS
2 LAMP TABLES	2 EASY CHAIRS
2 COFFEE TABLES	18 LAMPS
2 TABLES/ CHAIRS	4 WALL MIRRORS

11 KING SUITES-WHICH INCLUDE	
11 KING SIZE BEDS	11 LAMP TABLES
11 SOFA BEDS	11 TABLES/ CHAIRS
11 DRESSERS	11 COFFEE TABLES
8 REFRIGERATORS	22 END TABLES
11 MICROWAVES	22 WALL MIRRORS
11 EASY CHAIRS	33 LAMPS

9 QUEEN/QUEEN-WHICH INCLUDE	
18 QUEEN BEDS	9 EASY CHAIRS
9 TABLES/ CHAIRS	9 END TABLES
18 LAMPS	9 32" TVs
9 DRESSERS	8 REFRIGERATORS
9 MICROWAVES	18 MIRRORS

6 PORTABLE CLOSETS (IN HANDICAP ROOMS)

HUSKEE 17.5 HD 42" CUT GARDEN TRACTOR

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE
DEFENDANT(S) AND NOT ENUMERATED:
SEIZED AND TAKEN INTO EXECUTION, AS THE PROPERTY OF MIFFLINVILLE
HOSPITALITY, LLC AT 488 WEST THIRD STREET MIFFLINVILLE AND TO BE SOLD
BY TIMOTHY T. CHAMBERLAIN, SHERIFF OF COLUMBIA COUNTY, BLOOMSBURG,
PA17815 (570-389-5622).

SHERIFF'S SALE COST SHEET

Shirley Ann vs. Shirley Ann
 NO. 18270 ED NO. 18270 JD DATE/TIME OF SALE 10/1/00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>320.00</u>	
LEVY (PER PARCEL	\$15.00	<u>15.00</u>
MAILING COSTS	\$ <u>1.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	<u>15.00</u>
CRYING/ADJOURN SALE	\$10.00	<u>10.00</u>
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>1.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>682.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1075.74</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1300.74</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>1.00</u>	
TOTAL *****		\$ <u>11.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>4430.72</u>	
SCHOOL DIST. 20	\$ <u>1.00</u>	
DELINQUENT 20	\$ <u>43256.74</u>	
TOTAL *****		\$ <u>50018.56</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1200.00</u>	
WATER 20	\$ <u>1.00</u>	
TOTAL *****		\$ <u>1201.00</u>

SURCHARGE FEE (DSTE)	\$ <u>240.00</u>	
MISC.	\$ <u>0.00</u>	
TOTAL *****		\$ <u>240.00</u>

TOTAL COSTS (OPENING BID) \$ 70379.32

Susquehanna Bank VS. Jefferson Property
NO. 18-70 ED NO. 2461-0 JD DATE/TIME OF SALE Mar 30 7:00

TOTAL COSTS (OPENING BID)	\$ 70309,22
---------------------------	-------------

NAME :
TEL :
DATE :MAR.30.2011 14:28

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
5346	TX	001	7841281	MAR.30	14:28	000	00h00min00s	G3	NG
			QOFF:REDIAL ALL FAIL						

HARTMAN UNDERHILL & BRUBAKER LLP

ATTORNEYS AT LAW

221 EAST CHESTNUT STREET

LANCASTER, PENNSYLVANIA 17602-2782

(717) 299-7254

FAX (717) 299-3160

Web Site: www.hublaw.com

Direct Email: andy@hublaw.com

March 18, 2011

ANDREW F. LUCARELLI
WILLIAM C. McCARTY
ALEXANDER HENDERSON, III
ROBERT M. FRANKHOUSER, JR.
THOMAS W. BERGEN
MICHAEL W. BABIC
MARK STANLEY
MARK E. LOVETT
KEVIN M. FRENCH
JOSHUA D. COHEN
KIM R. SMITH
STACEY L. MORGAN
RORY O. CONNAUGHTON
JEFFREY C. GOSS
JOHN A. MATEYAK
THEODORE L. BRUBAKER
ROBERT W. PONTZ
BRETT D. JACKSON
JEFFREY P. OUELLET
WILLIAM J. ZEE, III
DANA C. PANAGOPOULOS
MICHELLE L. GROLEAU
BRANDON S. HARTER
RICHARD P. CALLISON

COUNSEL
CHRISTOPHER S. UNDERHILL
MARK L. JAMES
MARYLOU BARTON

JOHN I. HARTMAN, JR.
(1919-2000)

THEODORE L. BRUBAKER
(1911-2002)

GEORGE T. BRUBAKER
(1942-2006)

HARRY ST. C. GARMAN
(1945-2006)

Via Federal Express

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Jay-Shree Siddhi Vinayak, Inc. v. Mifflinville Hospitality, LLC
No. 2010-CV-2261
Notice of Assignment and Substitution of Plaintiff

Dear Sheriff Chamberlain:

As you are aware, this firm represents Susquehanna Bank. I am writing to inform you that as of March 18, 2011, Susquehanna Bank has assigned to Jay-Shree Siddhi Vinayak, Inc. all of its rights, title and interest in the judgment entered in the above-captioned matter, the pending execution proceedings, and the underlying loan documents. The judgment will be marked to the use of Jay-Shree Siddhi Vinayak, Inc. Pursuant to a Stipulation dated March 18, 2011, Jay-Shree Siddhi Vinayak, Inc. will be substituted as the Plaintiff in the above-captioned matter. A Praecipe to Mark the Judgment to the Use of Jay-Shree Siddhi Vinayak, Inc. and the Stipulation will be filed with the Columbia County Prothonotary's Office, and copies will be served on corporate counsel for the Defendant. The Assignments will be recorded in the Office of the Columbia County Recorder of Deeds. I have enclosed copies of these documents for your reference.

This letter serves as notice that Jay-Shree Siddhi Vinayak, Inc. will be attending the Sheriff's Sale of the real and personal property scheduled for March 30, 2011, in its capacity

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
March 18, 2011
Page -2-

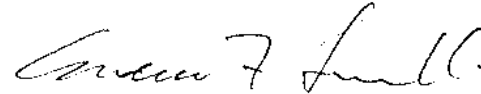
as assignee and as the substituted Plaintiff. James N. Clymer, Esquire will be entering his appearance on behalf of the substituted Plaintiff. Please contact him with any questions regarding the assignment or the Sheriff's Sale moving forward. Mr. Clymer's contact information is as follows:

James N. Clymer, Esquire
Clymer, Musser, Brown & Conrad, P.C.
408 West Chestnut Street
P.O. Box 1766
Lancaster, PA 17603
Telephone: (717) 299-7101
Fax: (717) 299-5115

Thank you for your assistance in this matter.

Sincerely,

Hartman Underhill & Brubaker LLP



Andrew F. Lucarelli

Clymer, Musser, Brown & Conrad, P.C.



James N. Clymer

AFL/slr/00612896.DOC

Enclosures

cc: Robert E. Rahal, Senior Vice President, Susquehanna Bank
Shakher Patel, President, Jay-Shree Siddhi Vinayak, Inc.
Michelle L. Groleau, Esquire

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Susquehanna VS 10000000 10000000

NO. 10000000 ED NO. 10000000 JD

DATE/TIME OF SALE: 10/10/10

BID PRICE (INCLUDES COST) \$ 705,000

POUNDAGE - 2% OF BID \$ 14,100

TRANSFER TAX - 2% OF FAIR MKT \$ 0

MISC. COSTS \$ 0

TOTAL AMOUNT NEEDED TO PURCHASE \$ 719,100

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 719,100

LESS DEPOSIT: \$ 14,100

DOWN PAYMENT: \$ 0

TOTAL DUE IN 8 DAYS \$ 705,000

SHERIFF'S SALE COST SHEET

Susquehanna vs. 104-12-12
 NO. 183-70 ED NO. 22-10 JD DATE/TIME OF SALE 11/11/10

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>580.00</u>	
LEVY (PER PARCEL	\$15.00	23.00
MAILING COSTS	\$ <u>15.35</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	20.00
CRYING/ADJOURN SALE	\$10.00	15.00
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>115.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>653.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1075.74</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1280.74</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>50.00</u>	
TOTAL *****		\$ <u>60.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>102.22</u>	
SCHOOL DIST. 20	\$ <u>102.22</u>	
DELINQUENT 20	\$ <u>4520.12</u>	
TOTAL *****		\$ <u>5084.56</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1122.22</u>	
WATER 20	\$ <u>1122.22</u>	
TOTAL *****		\$ <u>2244.44</u>

SURCHARGE FEE (DSTE)	\$ <u>240.00</u>	
MISC.	\$ <u>0.00</u>	
TOTAL *****		\$ <u>240.00</u>

TOTAL COSTS (OPENING BID) \$ 70307.22

CLYMER MUSSER BROWN & CONRAD, P.C.

JAMES N. CLYMER
ROBERT F. MUSSER
LEONARD G. BROWN, III
DAVID R. DYE
JEFFREY A. CONRAD
STEPHANIE E. LOMBARDO
EMILY MUSSER BELL
—
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OF COUNSEL

ATTORNEYS AT LAW
408 WEST CHESTNUT STREET
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(717) 299-7101
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203 COMMERCE DR., SUITE A
QUARRYVILLE, PA 17866
(717) 786-0500
FAX (717) 786-2111
—
322 NORTH STATE STREET
EPHRATA, PA 17522
—
DIRECT ALL CORRESPONDENCE
TO THE LANCASTER OFFICE

April 5, 2011

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
35 West Main Street
Bloomsberg, PA 17815

RE: Susquehanna Bank v. Mifflinville Hospitality, LLC


Dear Sheriff Chamberlain,

Please find enclosed a copy of the Mortgage between Mifflinville Hospitality, LLC and Susquehanna Bank for Two Million Nine Hundred Eighty-Five Thousand and 00/100 Dollars (\$2,985,000.00) along with the Assignment of the mortgage to Jay-Shree Siddhi Vinayak, Inc. Also enclosed is a check in the amount of Seventy Thousand Three Hundred Sixty-Five and 40/100 Dollars (\$70,365.40)

The Grantee on the deed should be **Jay-Shree Siddhi Vinayak, Inc.** a Pennsylvania corporation with its registered office at 2845 Lebanon Rd., Manheim, PA 17545.

Let me know if you have any questions.

Very Truly Yours,



James N. Clymer

Encl.
Cc. Shakher Patel
JNC/ amh

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 9, 16, 23, 2011 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 23rd day of March, 2011

(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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 1/13/2011

SERVICE# 1 - OF - 22 SERVICES
DOCKET # 183ED2010

PLAINTIFF SUSQUEHANNA BANK

DEFENDANT MIFFLINVILLE HOSPITALITY, LLC
ATTORNEY FIRM HARTMAN UNDERHILL & BRUBAKER LLP

PERSON/CORP TO SERVED

MIFFLINVILLE HOSPITALITY, LLC

488 W 3RD STREET

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Cindy Ruckle

RELATIONSHIP

Front Desk

IDENTIFICATION

DATE 2-23-11

TIME

1405

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

TC

DATE

EXECUTION LEVY SHEET

PERSONAL PROPERTY LEVIED UPON

\$3,227,889.46

24 LEXMARK PRINTER

1 Brother (MFC) Printer/FAX

1 HP Desktop Computer model EL1210 - Logitech keyboard

2 LG Desktop Computers - keyboards and mouse

1 Acer Computer w/Lenovo tower - keyboards and mouse

1 Lorex Monitor 15" for Surveillance

1 Aurora Paper Shredder

4 Round dining room tables w/17 chairs

4 Red Lounge chairs

1 Couch

~~1 End table w/ Lamp~~

2 END TABLES

1 32" Lodging star t.v.

1 medium size table

1 Computer desk

2 Lamps

3 Plastic Poolside lounge chairs

2 tables & 4 chairs plastic set poolside

2 t.v./vcr stand

18 brown chairs

4 Foldable tables

1 Small red table

2 Industrial Dexter Dryers

1 Industrial Dexter washer

2 bissel vacuum

4 2 GUTKA vacuum

1 computer chair

1 Can operated whirlpool Heavy duty washer

1 Can operated whirlpool Heavy duty dryer