

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/3/2011

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 185ED2010

PLAINTIFF SUSQUEHANNA BANK FKA SUSQUEHANNA BANK PA

DEFENDANT THRUSH REALTY, LLC
ATTORNEY FIRM HARTMAN SHURR

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Debbie Miller

RELATIONSHIP Clark IDENTIFICATION _____

DATE 01/04/2011 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
<u>1</u>	<u>01/04/2011</u>			

DEPUTY [Signature] DATE 1/4/2011

SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 185 OF 2010 ED AND CIVIL WRIT NO. 1743 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 LOT OF GROUND SITUATE ON THE SOUTH SIDE OF MAIN STREET, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF MAIN STREET, SAID POINT BEING 19.35 FEET SOUTHWEST OF THE INTERSECTION OF THE SOUTHWEST CORNER OF MAIN AND JEFFERSON STREETS; RUNNING THENCE ALONG LANDS NOW OR FORMERLY OF M. CORENE QUICK AND GEORGE ROBBINS QUICK, ET AL., SOUTH 25 DEGREES 14 MINUTES EAST 31 FEET TO A POINT ONE FOOT SOUTH OF THE BRICK WALL OF THE HOUSE NOW ERECTED ON THE LAND HEREIN CONVEYED; THENCE SOUTH 64 DEGREES 46 MINUTES WEST, A DISTANCE OF 2 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES EAST 53.5 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF MRS. J.S. JOHN; THENCE ALONG LAND NOW OR FORMERLY OF THE SAID MRS. J.S. JOHN, SOUTH 64 DEGREES 46 MINUTES WEST 28.15 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID MRS. J.S. JOHN; THENCE BY THE SAME, NORTH 25 DEGREES 14 MINUTES WEST 84.5 FEET TO A POINT ON THE SOUTH SIDE OF MAIN STREET; THENCE ALONG THE SOUTH SIDE OF MAIN STREET, NORTH 64 DEGREES 46 MINUTES EAST 30.15 FEET TO THE PLACE OF BEGINNING.

ERECTED THEREON IS A HOUSING ACCOMMODATION AND ADDITIONAL IMPROVEMENTS.

TOGETHER WITH THE RIGHT AND PRIVILEGE OF ACCESS, TRAVEL AFOOT AND PASSAGE OVER, ACROSS AND UPON REAL ESTATE LOCATED AT THE EXTREME SOUTHERN PORTION OF THE LAND PURCHASED BY J. GRIER QUICK ON THE 19TH DAY OF DECEMBER, 1921, AND OF RECORD IN THE DEED BOOK 95, AT PAGE 604, LATER DEvised TO M. CORENE QUICK AND GEORGE ROBBINS QUICK BY THE PROBATED WILL OF J. GRIER QUICK, THE SAID GRANT AND SAID CONVEYANCE BEING A PASSAGEWAY 4 FEET IN WIDTH, EXTENDING FROM JEFFERSON STREET AND ADJACENT TO AND ALONG LAND NOW OR FORMERLY OF MAE EVANS JOHN TO THE REAL ESTATE ABOVE DESCRIBED.

EXCEPTING AND RESERVING TO M. CORENE QUICK, HER HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO TEMPORARILY OCCUPY AND TO LIMITEDLY USE THE ABOVE DESCRIBED LAND WITH ANY IMPROVEMENTS EVER ERECTED THEREON FOR THE ONLY AND SOLE PURPOSE OF REPAIRING, REPLACING AND MAINTAINING THE ROOF, EVES, SPOUTING, CORNICES, WALLS, WINDOWS, DOORS AND SUPPORT TO THEIR LAND, BUILDINGS AND IMPROVEMENTS EVER ERECTED UPON THEIR OWN ADJACENT LAND.

TOGETHER WITH THE RIGHT AND PRIVILEGE TO TEMPORARILY OCCUPY AND LIMITEDLY USE THE LAND AND ANY IMPROVEMENTS THEREON LOCATED IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED LAND FOR THE ONLY AND SOLE PURPOSE OF REPAIRING, REPLACING AND MAINTAINING THE ROOF, EVES, SPOUTING, CORNICES, WALLS, WINDOWS, DOORS AND SUPPORT TO THE LAND AND TO THE BUILDINGS AND ANY IMPROVEMENTS EVER ERECTED THEREON.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

IMPROVEMENTS: COMMERCIAL PROPERTY/DUPLEX/OFFICE (1 ST FLOOR);
APARTMENT (2ND FLOOR).

BEING THE SAME PREMISES THAT JERRY W. BETZ AND LISA A. BETZ, BY THEIR DEED DATED JANUARY 31, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY ON JANUARY 31, 2002 AS INSTRUMENT NO. 200201318, GRANTED AND CONVEYED TO THRUSH REALTY, LLC.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10 %) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Charles Shurr
Po Box 5828
Wyomissing, PA 19610

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

Document Receipt

Trans # 10230 Carrier / service: POST 2PM 1/3/2011

Ship to: 10230

FIRST NATIONAL BANK OF PA

SBM NORTHERN STATE BANK
ONE F.N.B. BOULEVARD

Tracking #: 9171924291001000006527

Doc Ref #: 185ED2010

HERMITAGE PA 16148

Document Receipt

Trans # 10231 Carrier / service: POST 2PM 1/3/2011

Ship to: 10231

COMMONWEALTH OF PA

DEPT 280904

Tracking #: 9171924291001000006534

Doc Ref #: 185ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 10232 Carrier / service: POST 2PM 1/3/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000006541

DEPARTMENT 281230

Doc Ref #: 185ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 10233 Carrier / service: POST 2PM 1/3/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000006558

Doc Ref #: 185ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 10234 Carrier / service: POST 2PM 1/3/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000006565

Doc Ref #: 185ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 10235 Carrier / service: POST 2PM 1/3/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000006572

Doc Ref #: 185ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 185-10

DATE RECEIVED 12-30-10
DOCKET AND INDEX 1-3-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR CK# 26172

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

SALE DATE Nov 30, 11 TIME 0900

POSTING DATE Feb. 02, 11

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Nov 9</u>
2 ND WEEK	<u>16</u>
3 RD WEEK	<u>23 11</u>

SUSQUEHANNA BANK
fka Susquehanna Bank PA,
Plaintiff

vs.

THRUSH REALTY, LLC,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
:
: 2010-ED-185
: NO. 2010-CV-#1743-MF

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

Commonwealth of Pennsylvania

County of Columbia

To: Sheriff of Columbia County

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

**204 West Main Street, Bloomsburg, Pennsylvania 17815
(See attached legal description)**

- (2) Amount due: \$117,625.52, together with interest at the rate of 7.650% per annum (\$31.14 per diem) from September 16, 2010 forward, late charges, attorneys' fees, collection costs, and for the foreclosure and sale of the Mortgaged Premises located at 204 West Main Street, Bloomsburg, Pennsylvania 17815.
(Costs to be added)

**Prothonotary of Columbia County
Common Pleas Court of Columbia County,
Pennsylvania**

By: Tanya B. Kline / KEE
Title:

Dated: 12-29-10

**Seal of Court of Sev. Courts
My Comm. Exp. 1st Monday in 2012**

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate on the south side of Main Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Main Street, said point being 19.35 feet southwest of the intersection of the southwest corner of Main and Jefferson Streets;

RUNNING THENCE along lands now or formerly of M. Corene Quick and George Robbins Quick, et al., South 25 degrees 14 minutes East 31 feet to a point one foot south of the brick wall of the house now erected on the land herein conveyed;

THENCE South 64 degrees 46 minutes West, a distance of 2 feet;

THENCE South 25 degrees 14 minutes East 53.5 feet to a point in line of land now or formerly of Mrs. J.S. John;

THENCE along land now or formerly of the said Mrs. J.S. John, South 64 degrees 46 minutes West 28.15 feet to a point in line of land now or formerly of the said Mrs. J.S. John;

THENCE by the same, North 25 degrees 14 minutes West 84.5 feet to a point on the south side of Main Street;

THENCE along the south side of Main Street, North 64 degrees 46 minutes East 30.15 feet to the place of BEGINNING.

Erected thereon is a housing accommodation and additional improvements.

TOGETHER WITH the right and privilege of access, travel afoot and passage over, across and upon real estate located at the extreme southern portion of the land purchased by J. Grier Quick on the 19th day of December, 1921, and of record in the Deed Book 95, at page 604, later devised to M. Corene Quick and George Robbins Quick by the probated will of J. Grier Quick, the said grant and said conveyance being a passageway 4 feet in width, extending from Jefferson Street and adjacent to and along land now or formerly of Mae Evans John to the real estate above described.

EXCEPTING AND RESERVING to M. Corene Quick, her heirs and assigns, the right and privilege to temporarily occupy and to limitedly use the above described land with any improvements ever erected thereon for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to their land, buildings and improvements ever erected upon their own adjacent land.

TOGETHER WITH the right and privilege to temporarily occupy and limitedly use the land and any improvements thereon located immediately adjacent to the above described land for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to the land and to the buildings and any improvements ever erected thereon.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

IMPROVEMENTS: COMMERCIAL PROPERTY/DUPLEX/OFFICE (1ST FLOOR);
APARTMENT (2ND FLOOR).

BEING THE SAME PREMISES that Jerry W. Betz and Lisa A. Betz, by their deed dated January 31, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on January 31, 2002 as Instrument No. 200201318, granted and conveyed to Thrush Realty, LLC.

SUSQUEHANNA BANK
fka Susquehanna Bank PA,
Plaintiff

vs.

THRUSH REALTY, LLC,
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
:
: 2010-ED-185
: NO. 2010-CV-#1743-MF

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P.R.C.P. 3180 to 3183 and Rule 3257

Commonwealth of Pennsylvania

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To: Sheriff of Columbia County

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(Costs to be added)

**Prothonotary of Columbia County
Common Pleas Court of Columbia County,
Pennsylvania**

By: Tami B. Kline /KIB/
Title:

Chief Clerk of Sec. Courts
My Comm. Exp. 1st Monday in 2012

Dated: 12-29-10

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TOGETHER WITH the right and privilege to temporarily occupy and limitedly use the land and any improvements thereon located immediately adjacent to the above described land for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to the land and to the buildings and any improvements ever erected thereon.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

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SUSQUEHANNA BANK fka Susquehanna Bank PA, vs. THRUSH REALTY, LLC,	Plaintiff Defendant	: IN THE COURT OF COMMON PLEAS OF : COLUMBIA COUNTY, PENNSYLVANIA : CIVIL ACTION - LAW : : MORTGAGE FORECLOSURE : : : NO. 2010-CV-#1743-MF
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WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this Sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
 LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN
 PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE
 YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO
 ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
 168 E. 5th Street
 Bloomsburg, PA 17815
 (570) 784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
 P.O. Box 186
 Harrisburg, PA 17018
 800-692-7375

SUSQUEHANNA BANK
fka Susquehanna Bank PA,

Plaintiff

vs.

THRUSH REALTY, LLC,

Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

: NO. 2010-CV-#1743-MF

CLAIM FOR EXEMPTION

To the Sheriff:

I, on behalf of the above-named Defendant, claim exemption of property from levy or attachment:

- (1) From my personal property in my possession which has been levied upon,
 - (a) I desire that my \$300 statutory exemption be
 - (i) set aside in kind (specify property to be set aside in kind): _____;
 - (ii) paid in cash following the sale of the property levied upon; _____;
or
 - (b) I claim the following exemption (specify property and basis of exemption): _____.
- (2) From my property which is in the possession of a third party, I claim the following exemptions:
 - (a) my \$300 statutory exemption: in cash; in kind (specify property): _____;
 - (b) Social Security benefits on deposit in the amount of \$ _____;
 - (c) other (specify amount and basis of exemption): _____.

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____, _____.
(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Date: _____

(Defendant)

**THIS CLAIM TO BE FILED WITH THE OFFICE OF THE
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURT HOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815**

HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK	:	IN THE COURT OF COMMON PLEAS OF
fka Susquehanna Bank PA,	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	MORTGAGE FORECLOSURE
	:	
THRUSH REALTY, LLC,	:	
Defendant	:	NO. 2010-CV-#1743-MF

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO R.C.P. 3129.2 OF THE
SUPREME COURT OF PENNSYLVANIA**

To: Thrush Realty, LLC
c/o Arlin R. Thrush, Member
335 East Hillcrest Drive
Bloomsburg, PA 17815

Your real estate located at 204 W. Main Street, Bloomsburg, Pennsylvania 17815, as more fully described in the attached legal description, is scheduled to be sold at Sheriff's Sale on _____, 2011 at _____m., in a Courtroom or Sheriff's Office, to be announced, at the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$117,625.52, together with interest at the rate of 7.650% per annum (\$31.14 per diem) from September 16, 2010 forward, late charges, collection costs, and attorneys' fees obtained by Susquehanna Bank fka Susquehanna Bank PA against you. If the Sale is postponed, the property will be relisted for Sale. In the event the Sale is continued, an announcement will be made at said Sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to Plaintiff the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Charles N. Shurr, Jr., Esquire at (610) 779-0772.

2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Charles N. Shurr, Jr., Esquire at (610) 779-0772.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 389-5622.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.


YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17018
800-692-7375

HARTMAN SHURR

By: 
Charles N. Shurr, Jr., Esquire
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772
Attorneys for Plaintiff

LEGAL DESCRIPTION

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BEGINNING at a point on the south side of Main Street, said point being 19.35 feet southwest of the intersection of the southwest corner of Main and Jefferson Streets;

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THENCE South 64 degrees 46 minutes West, a distance of 2 feet;

THENCE South 25 degrees 14 minutes East 53.5 feet to a point in line of land now or formerly of Mrs. J.S. John;

THENCE along land now or formerly of the said Mrs. J.S. John, South 64 degrees 46 minutes West 28.15 feet to a point in line of land now or formerly of the said Mrs. J.S. John;

THENCE by the same, North 25 degrees 14 minutes West 84.5 feet to a point on the south side of Main Street;

THENCE along the south side of Main Street, North 64 degrees 46 minutes East 30.15 feet to the place of BEGINNING.

Erected thereon is a housing accommodation and additional improvements.

TOGETHER WITH the right and privilege of access, travel afoot and passage over, across and upon real estate located at the extreme southern portion of the land purchased by J. Grier Quick on the 19th day of December, 1921, and of record in the Deed Book 95, at page 604, later devised to M. Corene Quick and George Robbins Quick by the probated will of J. Grier Quick, the said grant and said conveyance being a passageway 4 feet in width, extending from Jefferson Street and adjacent to and along land now or formerly of Mae Evans John to the real estate above described.

EXCEPTING AND RESERVING to M. Corene Quick, her heirs and assigns, the right and privilege to temporarily occupy and to limitedly use the above described land with any improvements ever erected thereon for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to their land, buildings and improvements ever erected upon their own adjacent land.

TOGETHER WITH the right and privilege to temporarily occupy and limitedly use the land and any improvements thereon located immediately adjacent to the above described land for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to the land and to the buildings and any improvements ever erected thereon.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

IMPROVEMENTS: COMMERCIAL PROPERTY/DUPLEX/OFFICE (1ST FLOOR);
APARTMENT (2ND FLOOR).

BEING THE SAME PREMISES that Jerry W. Betz and Lisa A. Betz, by their deed dated January 31, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on January 31, 2002 as Instrument No. 200201318, granted and conveyed to Thrush Realty, LLC.

HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK : **IN THE COURT OF COMMON PLEAS OF**
fka Susquehanna Bank PA, : **COLUMBIA COUNTY, PENNSYLVANIA**
Plaintiff : **CIVIL ACTION - LAW**
: :
vs. : **MORTGAGE FORECLOSURE**
: :
THRUSH REALTY, LLC, : :
Defendant : **NO. 2010-CV-#1743-MF**

AFFIDAVIT PURSUANT TO RULE 3129.1

Susquehanna Bank fka Susquehanna Bank PA, Plaintiff in the above-captioned proceeding, sets forth, as of the date of the filing of the Praecipe for Writ of Execution, the following information concerning the real estate located at 204 West Main Street, Bloomsburg, Pennsylvania 17815, as more fully described in the attached legal description.

1. Name and address of owner(s) or reputed owner(s):

Thrush Realty, LLC
c/o Arlin R. Thrush, Member
335 East Hillcrest Drive
Bloomsburg, PA 17815

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

Thrush Realty, LLC
c/o Arlin R. Thrush, Member
335 East Hillcrest Drive
Bloomsburg, PA 17815

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

Susquehanna Bank
fka Susquehanna Bank PA
1570 Manheim Pike
P.O. Box 3300
Lancaster, PA 17604

First National Bank of Pennsylvania
successor by merger to Northern State Bank
One F.N.B. Boulevard
Hermitage, PA 16148

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

Susquehanna Bank
fka Susquehanna Bank PA
1570 Manheim Pike
P.O. Box 3300
Lancaster, PA 17604

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

None.

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

None.

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

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


Arlin R. Thrush
335 E. Hillcrest Drive
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
P.O. Box 280904
Harrisburg, PA 17128-0904

Person-In-Possession
204 W. Main Street
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

HARTMAN SHURR

By: 
Charles N. Shurr, Jr., Esquire
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate on the south side of Main Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Main Street, said point being 19.35 feet southwest of the intersection of the southwest corner of Main and Jefferson Streets;

RUNNING THENCE along lands now or formerly of M. Corene Quick and George Robbins Quick, et al., South 25 degrees 14 minutes East 31 feet to a point one foot south of the brick wall of the house now erected on the land herein conveyed;

THENCE South 64 degrees 46 minutes West, a distance of 2 feet;

THENCE South 25 degrees 14 minutes East 53.5 feet to a point in line of land now or formerly of Mrs. J.S. John;

THENCE along land now or formerly of the said Mrs. J.S. John, South 64 degrees 46 minutes West 28.15 feet to a point in line of land now or formerly of the said Mrs. J.S. John;

THENCE by the same, North 25 degrees 14 minutes West 84.5 feet to a point on the south side of Main Street;

THENCE along the south side of Main Street, North 64 degrees 46 minutes East 30.15 feet to the place of BEGINNING.

Erected thereon is a housing accommodation and additional improvements.

TOGETHER WITH the right and privilege of access, travel afoot and passage over, across and upon real estate located at the extreme southern portion of the land purchased by J. Grier Quick on the 19th day of December, 1921, and of record in the Deed Book 95, at page 604, later devised to M. Corene Quick and George Robbins Quick by the probated will of J. Grier Quick, the said grant and said conveyance being a passageway 4 feet in width, extending from Jefferson Street and adjacent to and along land now or formerly of Mae Evans John to the real estate above described.

EXCEPTING AND RESERVING to M. Corene Quick, her heirs and assigns, the right and privilege to temporarily occupy and to limitedly use the above described land with any improvements ever erected thereon for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to their land, buildings and improvements ever erected upon their own adjacent land.

TOGETHER WITH the right and privilege to temporarily occupy and limitedly use the land and any improvements thereon located immediately adjacent to the above described land for the only and sole purpose of repairing, replacing and maintaining the roof, eaves, spouting, cornices, walls, windows, doors and support to the land and to the buildings and any improvements ever erected thereon.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

IMPROVEMENTS: COMMERCIAL PROPERTY/DUPLEX/OFFICE (1ST FLOOR);
APARTMENT (2ND FLOOR).

BEING THE SAME PREMISES that Jerry W. Betz and Lisa A. Betz, by their deed dated January 31, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on January 31, 2002 as Instrument No. 200201318, granted and conveyed to Thrush Realty, LLC.

HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK, : **IN THE COURT OF COMMON PLEAS OF**
fka Susquehanna Bank PA, : **COLUMBIA COUNTY, PENNSYLVANIA**
Plaintiff : **CIVIL ACTION – LAW**
: **MORTGAGE FORECLOSURE**
vs. : **NO. 2010-CV-#1743-MF**
THRUSH REALTY, LLC, :
Defendant :

CERTIFICATION OF ADDRESSES

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF BERKS :

Charles N. Shurr, Jr., Esquire, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the addresses of the Plaintiff, Defendant and Tenant in the above-captioned case are as follows:

Plaintiff:

Susquehanna Bank
fka Susquehanna Bank PA
1570 Manheim Pike
P.O. Box 3300
Lancaster, PA 17604

Defendant:

Arlin R. Thrush, Member
Thrush Realty, LLC
335 East Hillcrest Drive
Bloomsburg, PA 17815

Tenant:

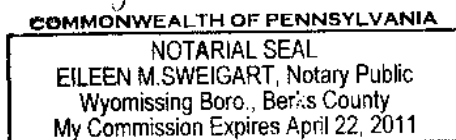
Person-In-Possession
204 W. Main Street
Bloomsburg, PA 17815

HARTMAN SHURR

Sworn to and subscribed before me
this 28th day of December, 2010.

Eileen M. Sweigart
Notary Public

By: Charles N. Shurr, Jr.
Charles N. Shurr, Jr., Esquire
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772
Attorneys for Plaintiff



HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK : **IN THE COURT OF COMMON PLEAS OF**
fka Susquehanna Bank PA, : **COLUMBIA COUNTY, PENNSYLVANIA**
Plaintiff : **CIVIL ACTION - LAW**
:
: **MORTGAGE FORECLOSURE**
vs. :
:
THRUSH REALTY, LLC, :
:
Defendant : **NO. 2010-CV-#1743-MF**

AFFIDAVIT OF COMPLIANCE WITH
ACT 6 OF 1974, 41 P.S. §101, ET. SEQ.

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF BERKS :

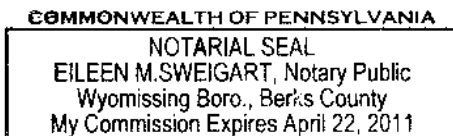
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Charles N. Shurr, Jr., Esquire, attorney for the Plaintiff, who being duly sworn according to law, deposes and says that pursuant to the provisions of Act 6, 41 P.S. §403, written notice of the Plaintiff's intention to foreclose upon the real property located at and known as 204 W. Main Street, Bloomsburg, Pennsylvania 17815 was sent to the Defendant on August 6, 2010 via U.S. Mail - First Class Delivery and U.S. Mail, Certified Delivery – Return Receipt Requested.

Sworn to and subscribed before me
this 10th day of December, 2010.

Eileen M. Sweigart
Notary Public

HARTMAN SHURR

By: Charles N. Shurr, Jr.
Charles N. Shurr, Jr., Esquire
Attorneys for Plaintiff



HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK : **IN THE COURT OF COMMON PLEAS OF**
fka Susquehanna Bank PA, : **COLUMBIA COUNTY, PENNSYLVANIA**
Plaintiff : **CIVIL ACTION - LAW**
:
: **MORTGAGE FORECLOSURE**
vs. :
:
THRUSH REALTY, LLC, :
Defendant : **NO. 2010-CV-#1743-MF**

ACT 91 CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF BERKS :

Charles N. Shurr, Jr., Esquire, being duly sworn according to law, deposes and says that: (1) he is the attorney for the Plaintiff in the above-captioned proceeding; and (2) the procedures of Act 91, 35 P.S. §1680.403(c) do not apply to the within proceeding as the Mortgaged Premises is not the principal residence of the Defendant.

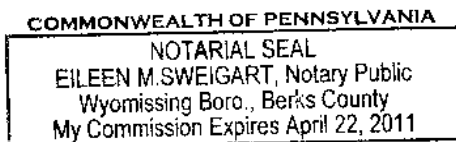
He makes this Affidavit based on due authority and to the best of his knowledge, information and belief.

Sworn to and subscribed before me
this 20th day of December, 2010.

Eileen M. Sweigart
Notary Public

HARTMAN SHURR

By: Charles N. Shurr, Jr.
Charles N. Shurr, Jr., Esquire
Attorneys for Plaintiff



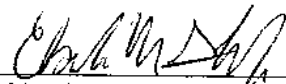
HARTMAN SHURR
Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

Attorneys for Plaintiff

SUSQUEHANNA BANK	:	IN THE COURT OF COMMON PLEAS OF
fka Susquehanna Bank PA,	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	MORTGAGE FORECLOSURE
	:	
THRUSH REALTY, LLC,	:	
Defendant	:	NO. 2010-CV-#1743-MF

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

HARTMAN SHURR

By: 
Charles N. Shurr, Jr., Esquire
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772
Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

BY VIRTUE OF A WRIT OF EXECUTION NO. 2010 ED AND CIVIL WRIT NO. 2010-CV-1743 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, PENNSYLVANIA, ALL RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF MAIN STREET, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF MAIN STREET, SAID POINT BEING 19.35 FEET SOUTHWEST OF THE INTERSECTION OF THE SOUTHWEST CORNER OF MAIN AND JEFFERSON STREETS;

RUNNING THENCE ALONG LANDS NOW OR FORMERLY OF M. CORENE QUICK AND GEORGE ROBBINS QUICK, ET AL., SOUTH 25 DEGREES 14 MINUTES EAST 31 FEET TO A POINT ONE FOOT SOUTH OF THE BRICK WALL OF THE HOUSE NOW ERECTED ON THE LAND HEREIN CONVEYED;

THENCE SOUTH 64 DEGREES 46 MINUTES WEST, A DISTANCE OF 2 FEET;

THENCE SOUTH 25 DEGREES 14 MINUTES EAST 53.5 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF MRS. J.S. JOHN;

THENCE ALONG LAND NOW OR FORMERLY OF THE SAID MRS. J.S. JOHN, SOUTH 64 DEGREES 46 MINUTES WEST 28.15 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID MRS. J.S. JOHN;

THENCE BY THE SAME, NORTH 25 DEGREES 14 MINUTES WEST 84.5 FEET TO A POINT ON THE SOUTH SIDE OF MAIN STREET;

THENCE ALONG THE SOUTH SIDE OF MAIN STREET, NORTH 64 DEGREES 46 MINUTES EAST 30.15 FEET TO THE PLACE OF BEGINNING.

ERECTED THEREON IS A HOUSING ACCOMMODATION AND ADDITIONAL IMPROVEMENTS.

TOGETHER WITH THE RIGHT AND PRIVILEGE OF ACCESS, TRAVEL AFOOT AND PASSAGE OVER, ACROSS AND UPON REAL ESTATE LOCATED AT THE EXTREME SOUTHERN PORTION OF THE LAND PURCHASED BY J. GRIER QUICK ON THE 19TH DAY OF DECEMBER, 1921, AND OF RECORD IN THE DEED BOOK 95, AT PAGE 604, LATER DEVISED TO M. CORENE QUICK AND GEORGE ROBBINS QUICK

BY THE PROBATED WILL OF J. GRIER QUICK, THE SAID GRANT AND SAID CONVEYANCE BEING A PASSAGEWAY 4 FEET IN WIDTH, EXTENDING FROM JEFFERSON STREET AND ADJACENT TO AND ALONG LAND NOW OR FORMERLY OF MAE EVANS JOHN TO THE REAL ESTATE ABOVE DESCRIBED.

EXCEPTING AND RESERVING TO M. CORENE QUICK, HER HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO TEMPORARILY OCCUPY AND TO LIMITEDLY USE THE ABOVE DESCRIBED LAND WITH ANY IMPROVEMENTS EVER ERECTED THEREON FOR THE ONLY AND SOLE PURPOSE OF REPAIRING, REPLACING AND MAINTAINING THE ROOF, EVES, SPOUTING, CORNICES, WALLS, WINDOWS, DOORS AND SUPPORT TO THEIR LAND, BUILDINGS AND IMPROVEMENTS EVER ERECTED UPON THEIR OWN ADJACENT LAND.

TOGETHER WITH THE RIGHT AND PRIVILEGE TO TEMPORARILY OCCUPY AND LIMITEDLY USE THE LAND AND ANY IMPROVEMENTS THEREON LOCATED IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED LAND FOR THE ONLY AND SOLE PURPOSE OF REPAIRING, REPLACING AND MAINTAINING THE ROOF, EVES, SPOUTING, CORNICES, WALLS, WINDOWS, DOORS AND SUPPORT TO THE LAND AND TO THE BUILDINGS AND ANY IMPROVEMENTS EVER ERECTED THEREON.

BEING KNOWN AS 204 WEST MAIN STREET.

TAX PARCEL NO. 05W-05-003.

IMPROVEMENTS: COMMERCIAL PROPERTY/DUPLEX/OFFICE (1ST FLOOR);
APARTMENT (2ND FLOOR).

BEING THE SAME PREMISES THAT JERRY W. BETZ AND LISA A. BETZ, BY THEIR DEED DATED JANUARY 31, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY ON JANUARY 31, 2002 AS INSTRUMENT NO. 200201318, GRANTED AND CONVEYED TO THRUSH REALTY, LLC.

HARTMAN SHURR

Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772
(610) 779-7473 (Fax)

Attorneys for Plaintiff

SUSQUEHANNA BANK	:	IN THE COURT OF COMMON PLEAS OF
aka Susquehanna Bank PA,	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	MORTGAGE FORECLOSURE
	:	
THRUSH REALTY, LLC,	:	
Defendant	:	NO. 2010-CV-#1743-MF

SHERIFF'S INSTRUCTIONS

Please serve the Writ of Execution, Writ of Execution Notice, Claim for Exemption, and Notice of Sheriff's Sale of Real Property Pursuant to R.C. P. 3129.2 of the Supreme Court of Pennsylvania upon the Defendant, Thrush Realty, LLC, c/o Arlin R. Thrush, Member at 335 E. Hillcrest Drive, Bloomsburg, Pennsylvania 17604.

Please post the Handbill on the Mortgaged Premises at 204 West Main Street, Bloomsburg, Pennsylvania 17815.

HARTMAN SHURR

By: Charles N. Shurr, Jr.
Charles N. Shurr, Jr., Esquire
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772
Attorneys for Plaintiff

HARTMAN SHURR
1100 BERKSHIRE BLVD., SUITE 301
P.O. BOX 5828
WYOMISSING, PA 19610

 NATIONAL
PENN BANK
www.natpenbank.com • 800-822-3321
60-878-313

26172

pay -- One Thousand Three Hundred Fifty and No/100

DATE

12/27/2010

AMOUNT

*****1,350.00

TO THE ORDER OF Sheriff of Columbia County


AUTHORIZED SIGNATURE

⑆026172⑆ ⑆031308784⑆ 80635482⑆