## SHERIFF'S SALE

## **Distribution Sheet**

	mbia Bank and Trust Con of 1992 J		DATE OF SAL		1011st 20	)	1992 10:00	A M
<b>NO</b> . 36 d	of 1992 E	D	DATE OF SAL			-		
nd took into ex nd place of sale ny bailiwick, I it the Court Hou when and where	certify AND RETURN, To ecution the within described to e, by advertisements in diversidad on (date) Thursday Auguse, in the Town of Bloomsburge I sold the same to Dale	real estate, and spublic newspust 20,1997 rg, Pennsylva L. and Ber	nd after having givespapers and by har beginning and time.  The property of the state of the sta	en due leg ndbills set 10:00 remises to	gal and ting the A.M.  Sale at possible at	mel e m ubl	y notice of the nost public plane, of said ic vendue or continue	e time aces in id day outcry,
or the price or	sum of <u>Nine Thousand</u>		en Cents (\$9,00					ollars. ng the
ighest and best	bidder, and that the highest							Ų
Bid Price. Poundage. Transfer T	axes	\$	9,000,16 180,00 180,00	Bank Bank	Paying	(S	ub-tracted 9,360,16 9,360,16	form 1
XPENSES:	paramee rectica to runchase.	***************	*,,,,,,			_		
	County Sheriff - Costs  Poundage		255.05 180.00		\$	<b>.</b>	435.05	
- •	T					_	229.70	
_						-	50.00	
	County Prothonotary					-		
	County Recorder of Deeds -		Deed copy			-	13.50	
Columbia	county recorder or people		Realty transfer			_	180.00	
			State st			_	·	
Tax Collec	ctor (Orange Township			)		_	209.67	····
Columbia	County Tax Assessment Office	ce		. ,		-	535.74	
State Treas	surerDSTE					-	30.00	
Other:	Tax Claim			<del></del>		-	5.00	
			TOTAL EXPEN	ISES:		- - 1	1,688.66	
		т.	otal Needed to Pur		. <del></del>	<u> </u>	9,360,16	
		10	Less Exp		•	ν _	1,688,66	
		N	Vet to First Lien H			_	7,671.50	
		•	Plus De			_	390.00	
		To	otal to First Lien H	-	:	<b>\$</b> .	7,701,50	
heriff's Office	, Bloomsburg, Pa.	So answers	70 - E 3 i-	ırchaseı	Tav	. •	360,00	
<del> </del>	<b></b>			anster 1				Sheri

#### SHERIFF'S SALE

BY VIRIUE OF A WRIT OF EXECUTION NO. 36 OF 1992 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, ON

THURSDAY AUGUST 20, 1992

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN piece, parcel or lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Route T-644, 846 feet along said road north of land now or formerly of Verncil Moore; thence along the eastern side of said township road, the following courses and distances: North 21 degrees 11 minutes East, 263 feet to an iron pin corner; thence North 1 degree 41 minutes east, 83.3 feet to an iron pin corner in other lands now or formerly of Reuben Albertson, et ux.; thence by the same the following courses and distances: South 77 degrees 24 minutes east, 177.7 feet to an iron pin corner; thence South 5 degrees 19 minutes west, 135.5 feet to an iron pin corner; thence South 16 degrees 18 minutes west, 305 feet to an iron pin corner; thence North 51 degrees 09 minutes West, 221 feet to an iron pin corner on the Eastern side of Township Route T-644, the place of Beginning.

Containing 1.8 acres of land. The description for this deed was prepared from draft of survey of A. Carl Wolfe, P.E., dated September 4, 1968.

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

SEIZED AND TAKEN in execution at the suit of First Columbia Bank and Trust Co. Vs James M. Snyder.

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

Said Premises to be sold by the Sheriff of Columbia County.

NARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Susan M. Hill, Esquire HILL & HILL 16 West Main Street Blocasburg, Pa. 17815 (717) 389-0663 Attorney's I.D. No. 30136

# SHERIFF'S SALE Distribution Sheet

First Columbia Bank and Trust Co	ompanyV	S. <u>James M. S</u>	Snyder		
o. 573 of 1992	JD	DATE OF SALE	E: A	ugust 20	). 1992 10:00 A.M.
O36 of 1992	ED				
I HEREBY CERTIFY AND RETURN, d took into execution the within described d place of sale, by advertisements in divergence of the bailiwick, I did on (date) Thursday And the Court House, in the Town of Bloomstonen and where I sold the same to Dala	l real estate, an ers public new ugust 20,19 ourg, Pennsylva	nd after having give spapers and by han 22_ and (time) ania, expose said pr	en due le dbills se 10:00 emises to	gal and tir t up in the A.M. o sale at pr	mely notice of the time e most public places in , of said day ublic vendue or outcry.
the price or sum of Nine Thousan					
ghest and best bidder, and that the highes					
		9,000,16		icii I iiii e	approd at tomore.
Bid Price Poundage	····	180 00	Bank	Paying	
Transfer Taxes	• • • •	180.00	Rank	Paving	(Sub-tracted form
Total Needed to Purchase				,-	9,360,16
Amount Paid Down				•	9,360.16
Balance Needed to Purchas					
PENSES:	~				
Columbia County Sheriff - Costs	•	255 05			
Poundage		180,00		5	435.05
Newspaper				•	229.70
Printing					
Solicitor					50.00
Columbia County Prothonotary					
Columbia County Recorder of Deeds		Deed copy			13.50
Commona County Received to Freeds		Realty transfer			180.00
		State st			
Tax Collector ( Orange Township	D.		)		20967
Columbia County Tax Assessment Ol		,,,,,,			535_74.
State Treasurer DSTE					30.00
Other: Tax Claim					5,00
					· · · · · · · · · · · · · · · · · · ·
		TOTAL EXPEN	ISES:	· · · · · · · · · · · · · · · · · · ·	\$ <u>1.688.66</u>
	T	otal Needed to Pure	chase	:	\$ 9,360,16
		Less Exp	enses		1,688,66
	1	Net to First Lien H	older		7,671.50
		Plus De	eposit		390.00
	To	otal to First Lien H	older	,	<b>\$</b> _7,701.50
neriff's Office, Bloomsburg, Pa.	So answer	Refund to pu			360,00
Samuel Manager III	Seer with the	for overypayme Poundage & Tra	ent of ensfer	Tax	Sheri
		HARRY A			

#### SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

FIRST COLUMBIA BANK AND TRUST C				
10. 36 of 1992	E.D.	NO	573 of 19	92 J.D.
NATE OF SALE: Aug. 20, 1992				
BID PRICE ( INCLUDES COSTS ) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE		\$		
MISC. COSTS TOTAL NEEDED TO PURCHASE		\$		\$
PURCHASER(S) : 1 32-1		·		100 5 5 5 1 4 SE
ADDRESS: Programme Program		<u></u>		- 8
NAME(S) ON DEED: DESCRIPTION DEED: DEED: DESCRIPTION DEED: DEED: DESCRIPTION DEED: DEED: DEED: DESCRIPTION DEED: D				
		<u>, </u>		
AMOUNT RECEIVED BY SHERIFF FR	OM PURCHAŠE	:R(S) :	TAL DUE	\$ <u>4.3600</u>
				\$
			WN PAYMENT	
	•	AM	OUNT DUE IN	/)

### SHERIFF'S SALE - COSTS SHEET

First Columbia Bank and 'rust Compan	ny VS, James M. Snyder
0. 36 of 1992 E.D. NO. 573 o	of 1992 J.D. DATE OF SALE Aug. 20, 1992
Docket & Levy Service Halling Advertising, Sale Bills & Newspai Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution OtherCopies28007783.66	\$ 14.00 24.00 26.05 4.00 14.00 14.00 10.60 10.60 54.00
	TOTAL
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	\$ <u>099.70</u> 
	Total
PROTHONOTARY: LIENS LIST DEED NOTARIZATIO OTHER	\$
	TOTAL
RECORDER OF DEEDS: COPYWORK DEED OTHER	<u>- 13 4 b</u>
	Total
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, SCHOOL TAXES, DISTRICT DELINQUENT TAXES, 19, 19	19
	ТотаL
MUNICIPAL RENTS: SEWER - MUNICIPALITY WATER - MUNICIPALITY	•
	TOTAL
SURCHARGE FEE: (STATE TREASURER)	TOTAL
MISCELLANEOUS: 5.60	\\ \
	TOTAL

## STATE OF PENNSYLVANIA COUNTY OF COLUMBIA SS:

My Commission Expires

Notarial Seal Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 1993

Member, Pennsylvania Association of Notaries

## Office of Attorney General

### Financial Enforcement Section

15th Floor Strawberry Square Fourth & Walnut Streets Harrisburg, PA 17120 (717) 787-3646

July 23, 1992

Sheriff Harry A. Roadarmel, Jr. Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

Dear Sheriff Roadarmel:

A review of the computerized records of the Financial Enforcement Section, Office of Attorney General reveals no open claims against James M. Snyder.

Sincerely yours

Thomas C. Zerbe, Jr.
Deputy Attorney General

Financial Enforcement Section

TCZjr/beg

#### RALPH S. WEAVER

ATTORNEY AT LAW 2131 MACARTHUR ROAD P. O. BOX 203 WHITEHALL, PENNSYLVANIA 18052

> (215**)2%4, %94%** 433~5861

> > July 13, 1992

Harry A. Roadarmel, Jr. Sheriff of Columbia County Court House - P. O. Box 380 Bloomsburg, PA 17815

> RE: Sears, Roebuck and Company vs James M. Snyder NO. 1250 of 1991

Dear Sheriff Roadarmel:

In response to your notice relative to the execution proceeding of First Columbia Bank and Trust Company against James M. Snyder entered Execution Docket No. 36 of 1992, please be advised that the amount necessary to satisfy the above judgment entered to the above term and number on September 10, 1991 in full, with all costs and interest, as of the scheduled date of execution on August 20, 1992 would be Two Thousand Six Hundred Eighty-four (\$2,684.00) Dollars.

Yours very truly,

Ralph S. Weaver

RSW/kad

JUL | 6 1992

DOMESTIC RELATIONS



#### SHERRI OF COLUMBIA COUNTY

o reserve established to the contraction of the con COUPT HOUSE - P. O. ROY NO. WOOMSBURG, PA. 17815

AT THE STREET OF STREET

Mrs. Susan M. Hill, Esquire 16 West Main Street Bloomsburg, Pa. 17815

THE THE COURT OF COMMONWEATER OF COLUMBIA COUNTY, COMMONWEATER OF PENNA.

V5. 36 of 1992 E.D.

(MOBICACE FORECEOPHÉE) MBIL OF EXECUTION

POSTIMG OF PROPERTY

Friday July 17, 1992	POSTED A CORY OF THE SHERTEL'S SALE RALE	
ON THE PROPERTY OF James M. Snyder		
COLUMBIA COURTY, DEBINSYLVANIA, SATO	POSTENG PERCORMED BY COLUMBIA COUNTY DEPUT	γ
SHIRIFF J.H. Dent:		

Note: A copy of the Sale bill was also posted within the Sheriffs Office and Lobby of the Court House.

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SHERTET, HARRY A. ROADARMEL, JP.

SWORN AND SURSCRIBED BETORE M

11115

DAY OF

[49] 7

TAMI B. KLINE, PRÓTHOHOTARY OF

COLBUBIA COUNTY

### LIEN CERTIFICATE

DATE 7/10/92	ll fildle altres selec je op appet 1961d defeat dame								
This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1991, in Snyder, James M. are as follows:									
Owner or Reputed	Owner:	Snyder James M							
Former Owner:	mijan kukun 19400 pjulot (Alet miyal mime oram minas am	(Owner since 7/90)							
Parcel No.	27-09-1-	Page bette stem dem men men men men men men men men men m							
Description	1.80 Ac								
	YEAR	TOTAL							
	1991	\$ 237.87							
	1990	297.87							
	TOTAL	\$ 535.74							
The above f	igures rep	present the amount(s) due during the							
		Aug-Sept. 19_92							
Requested by:	Harry A. F	Roadarmel, Jr., Sheriff							
Fee: \$5.00									
•		COLUMBIA COUNTY TAX CLAIM BUREAU Dennis Long Director							

Sharing &

16608

N1 1304

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HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Susan M. Hill, Esquire HUL & HUL, 16 West Main Street Bloomsburg, Pa. 17815 (717) 389-0663 Attorney's I.D. No. 30136



## SHITRITE OF COLUMNIA COUNTY COURT HOUSE # 6. B. BOX 380 BLOOMSNURG, PA 17813

#18654# #2.878.2**84**.4993 71 HOUR ENGLY [717] 781 K100

Mrs. Susan M. Hill, Esquire 16 West Main Street Bloomsburg, Pa. 17815 IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEAL OF PENNA.

NO. 36 of 1992 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON James M. Snyder	A
ON Thursday July 9, 1992 At 1:20 P.M A	TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY+OF THE NOTE	
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY	WAS SERVED ON
James M. Snyder , Al Mike Far	r's Lumber Mill, Millville,Pa
BY DEPUTY SHERIFF J.H. Der	
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION A	AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO	
James M. Snyder	
SO ANSWERS	J.W. Dent
SHORN AND SURSCRIBED BEFORE ME  THIS 9th SHERTER  UNT OF July 1992  James B. Klines	

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1996

OF COLUMBIA COUNTY

TAME B. RETHE, PROTIONOTARY

Conclair
Somplete terms 1 and 42 c. Complete terms 2, and 43 c. Complete terms 3, and 43 c. Complete terms 3, and 43 c. Complete terms and address on the reverse of this form so that we can the back if space does not permit.  2. Addressee's Addresse and 43 c. Complete terms 45 c. Consult postmaster for fee.  3. Article Addressed to:  3. Article Addressed to:  45. Service Type  45. Service Type  45. Service Type  46. Service Type  46. Service Type  47. Consult postmaster for fee.  48. Article Number  49. On the mailpiece below the stignature of the person delivery 36 consult postmaster for fee.  46. Service Type  47. Consult postmaster for fee.  48. Article Number  49. On the mailpiece below the stignature of the person delivery 36 consult postmaster for fee.  49. Service Type  40. Sorvice Type  40. Sorvice Type  40. Service Type  41. COD  42. The feet of the feet of tellowing set.  43. Article Mumber  5. Mestricted Delivery 36 consult postmaster for feet.  6. Service Type  6. Service Type  7. The feet of the feet of tellowing set.  7. The feet of tellowing set.  8. Article Mumber  8. Article Mumber  9. On the mailpiece, or on the back if space  1. Addressee's Addresse of the feet of tellowing set.  8. Article Mumber  9. On the mailpiece below the stignature of the person delivery 36 consult postmaster for feet.  9. Mestricted Delivery 36 consult feet of tellowing set.  9. On the feet of the feet of tellowing set.  9. On the feet of the feet of the feet of tellowing set.  9. On the feet of the feet of the feet of tellowing set.  9. On the feet of the feet of the feet of tellowing set.  9. On the feet of the feet of the feet of tellowing set.  9. On the feet of the fee
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The Return Receipt Requested 'on the mailpiece, or on the back if space at the form so that we can return this said to you.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested 'on the mailpiece below the stricle number of and the date of delivery.  The Return Receipt Requested to:  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece below the stricle number.  The Return Receipt Requested 'on the mailpiece or or on the back if space.  The Return Receipt Requested 'on the mailpiece or or the pack if space.  The Return Receipt Requested 'on the mailpiece or or or the back if space.  The Return Receipt Requested 'on the mailpiece or or or the back if space.  The Return Receipt Requested 'on the stricle number.  The Return Receipt Requested or or the mailpiece or or or the stricle number.  The Restricted Delivery 36.  The Return Receipt Requested 'or the receipt Rec
The Return Receipt Requested to the person delivery does not person delivery does not permit and the form so that we can be from so that we can be friend this form to the front of the mailpiece, or on the back if space to permit does not permit.  2. Acticle Addressed to:  3. Article Addressed to:  3. Article Addressed to:  3. Article Addressed to:  4a. Article Number  Consult postmaster for fee.  3. Article Addressed to:  4b. Service Type  TO T
COmplete terms 3811, November 1990 × U.S. GPO: 1991—881   1   1992   1   1993   1   1994   1   1994   1   1995   1   19
Consult postants (Agent)   Consult (Agent)   C
## Complete items 3 and 4s. Complete items 3 a
Complete items 3, and 4s control of the mailpiece, or on the back it space is addressed a deletes on the reverse of this form to the front of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece, or on the back it space of the control of the mailpiece of the control
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anumber:    Consult postmaste   Consult postma
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#### LIEN CERTIFICATE

DATE 7/10/92										
This is to	certify th	mat according to our records, the								
		Claim Bureau against the property								
listed below, as of December 31, $19\frac{91}{2}$ ,										
in Snyder, James M. are as follows:										
Owner or Reputed	Owner:	Snyder, James M								
Former Owner:		(Owner since 7/90)								
Parcel No.	27-09-1-	2								
Description	1.80 Λς	I'm pak ala ma ma ma ma pan pan pan ala ala ma ma ma ma pak pagipan pan pin jin jang pang mil jang pang ma pan ung pan pan ma								
	YEAR	ΤΩΤΑΙ								
	1991	\$ 237.87								
	1990	297.87								
	TOTAL	\$ 535,74								
<b>,∀</b> r i gy										
		present the amount(s) due during the								
month of	NTIT ETM MIN WIN MAY MEN ITM ITM VAN MAN MAN	Aug-Sept. 19 92								
Requested by:	Harry A. I	Roadarmel, Jr., Sheriff								
Fee: \$5 00 a										
348										
٠, ١,		COLUMBIA COUNTY TAX CLAIM BUREAU								

Dennis Long Director

Sharing 5 4



#### SHERIFF OF COLUMBIA COUNTY

#HONE (717) 784-1991

COURT HOUSE - P. O. BOX 380 BLOOM5BURG, PA 17815

24 HOUR PHONE (717) 784-6300

September 4, 1992

Mr. Michael Irey, Esquire 38 W. 3rd St., Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#4626 in the amount of \$50.00, which represents payment for the Sheriffs Sale No. 36 of 1992 on Snyder.

Thank you very much.

Sincerely,

Deputy Sheriff



#### SHERIFF OF COLUMBIA COUNTY

PHOME (717) 781-1991

COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

September 4, 1992

Mr. Robert Edwards Tax Collector RD#2 Box 38-C Orangeville, Pa.17859

Dear Sir:

Enclosed is CK#4629 in the amount of \$209.67, which represents payment for the Tax's on the Snyder property sold at Sheriffs Sale.

If you have any questions, please contact us.

Sincerely

Deputy Sheriff



#### SHERIFF OF COLUMBIA COUNTY

THONE (717) 784-1991

COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

September 4, 1992

Press Enterprise P.O. Box 745 Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#4625 in the amount of \$229.70, which represents payment for the advertising of the Sheriffs Sale No. 36 of 1992 on James M. Snyder on July 30, 1992, August 6 and 13th of 1992.

If you have any questions, please contact us.

Sincerely

Deputy Sheriff

FIRST COLUMBIA BANK AND

TRUST CO.,

: IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

PLAINTIFF

: COLUMBIA COUNTY BRANCH, PA

:

VS.

: CIVIL ACTION - LAW

JAMES M. SNYDER

DEFENDANT

: NO. 573 OF 1992

#### AFFIDAVIT OF WHEREABOUTS AND NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

Michael F. Coleman, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that James M. Snyder, Defendant, at the time that judgment was entered on June 12, 1992, the Defendant's place of residence was RR#2, Box 82, Orangeville, PA and that he did, investigate the status of James M. Snyder, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally. And your affiant avers that Defendant is not now, nor was he within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

Michael F. Coleman Asst. Vice President

Sworn to and Subscribed before me this

day of

1992

NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL
DIANE R. HARTFIELD, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES MARCH 23, 1993

Member, Penhsylvania Association of Notarius



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. G. BOX 360 BLOOMSBURG, PA 17815

MIONE 1717) 784-1991 24 HOUR PHONE (7 F7) 784-6300

PRESS/ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815			
Date: July 9, 1992			
Re: Sheriff's Sale Advertising Dates			
First Columbia Bank and Vs. James M. Snyder	·····		1
Trust Company No. 36 of 1992 ED No. 573	_of	1992	JD
Dear Sir:			
Please advertise the enclosed SHERIFF SALE on the	follo	owing	dates:
1st week <u>July 30, 1992</u>	<del></del>		•
2nd week <u>August 6, 1992</u>	<del>-</del>		
3rd week August 13, 1992			
Feel free to contact me it you have any questions.			
Respec	ctful	ly,	

Harry A. Roadarmel, Jr. Sheriff

D#1496\_ Auty 9, 1992

17859

ground is a provide of an upper seed to be said. If you have any Spains and property, notify, all and the blatchy. Trass feel free to contact me with secretarions you may have.

Respectfully,

SHERIFF C.

NUNITY NO.

14 MOUR MIONE (717) 784-6300

Determinally 9, 1992

To Share Rowseak & Co.

10 No Nation Weaver, Esquire

10 Carte 10 2 24 18052-0203

Stripe State and Trust VS Snyder

of 1997 ED to 1 of 1992 JD

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Respectfully.

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Respectfully,

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34 HÖÜR PHONE (717) **784-6**300

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Respectfully,

717) 784-1991

## HERIFF CO. COUNTY COUNTY COUNTY INC. COUNT

M HOUR MIONE (717) 784-6300

Date: July 9, 1992

10: Office A.A.I.R.

S. Dinarturent of Public Welfare

2.0. Box 8016

Libertishers Pa. 17105

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sions you may have.

Respectfully,

Date: July 9, 1992

Robert Edwards Collector Orange Township campeville, Pa. 17859

1	W. Marie	Columbia Bank y of 1992	and Trust	VS. Snyder	
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Please feel free to contact me with any questions you may have.

Note: Please send the Sheriffs Office un-paid Tax's and they will be collected if the Sheriff and

goes.

Respectfully,

1717) 788-1<del>991</del>

# HOUR PHONE (717) 784-6300

Date: July 9, 1992			
. 10: James M. Sperier			
:#R4/2 Box 13		•	٠.
Cetawissa, Pa, 17820			
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Please feel free to contact me with any questions you may have.

Respectfully,

one process Sheriff of Columbia County-

REASURER'S GHECK

Costs- James M Snyder foreclosure

William Octors
Mukar & Glime

#034305936#

0233380#

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FIRST COLUMBIA BANK AND

TRUST CO.,

: IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

PLAINTIFF

: COLUMBIA COUNTY BRANCH, PA

:

VS.

: CIVIL ACTION - LAW

:

JAMES M. SNYDER

DEFENDANT

: NO. 573 OF 1992

#### AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

I, Michael F. Coleman, being duly sworn according to law, depose and say that I did, investigate the status of James M. Snyder, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that James M. Snyder is not now, nor was he within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

Michael F. Coleman Asst. Vice President

SWORN to and SUBSCRIBED

before me this 2

Delote me on

1992.

MOTARY DIETTO

My Commission Expires:

NOTARIAL SEAL
DIANE R. HARTFIELD, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES MARCH 29, 1993

Member, Pennsylvania Association of Notaries

TRUST CO.

PLAINTIFF

FIRST COLUMBIA BANK AND : IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA

VS.

: CIVIL ACTION - LAW

JAMES M. SNYDER

DEFENDANT

: NO. 573 OF 1992

#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 OF 199 2 ISSUED OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME OUT DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

> A 06 057 20 ,1992 AT 10:00 O'CLOCK, A .M.

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

ALL THAT CERTAIN piece, parcel or lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Route T-644, 846 feet along said road north of land now or formerly of Verncil Moore; thence along the eastern side of said township road, the following courses and distances: North 21 degrees 11 minutes East, 263 feet to an iron pin corner; thence North 1 degree 41 minutes east, 83.3 feet to an iron pin corner in other lands now or formerly of Reuben Albertson, et ux.; thence by the same the following courses and distances: South 77 degrees 24 minutes east, 177.7 feet to an iron pin corner; thence South 5 degrees 19 minutes west, 135.5 feet to an iron pin corner; thence South 16 degrees 18 minutes west, 305 feet to an iron pin corner; thence North 51 degrees 09 minutes West, 221 feet to an iron pin corner on the Eastern side of Township Route T-644, the place of beginning.

Containing 1.8 acres of land. The description for this deed was prepared from drafgt of survey of A. Carl Wolfe, P.E., dated September 4, 1968.

Said property being located at R.R. #2, Box 82, Orangeville, Pennsylvania, 17859.

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

SEIZED AND TAKEN in execution at the suit of First Columbia Bank and Trust Co. vs. James M. Snyder.

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

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

SUSAN M. HILL, Esquire
HILL & HILL
16 West Main Street
Bloomsburg, PA 17815
(717) 389-0663
Attorney's I.D. No. 30136

FIRST COLUMBIA BANK : IN THE COURT OF COMMON

AND TRUST CO. : PLEAS OF THE 26TH JUDICIAL

PLAINTIFF : DISTRICT, COLUMBIA COUNTY

BRANCH

VS

: CIVIL ACTION - LAW

JAMES M. SNYDER

DEFENDANT : NO. 573 of 1992

#### NOTICE OF SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. 36 of 1992, issued out of the Court of Common Pleas of Columbia County, Civil Division, to be directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in a Court Room to be announced, Columbia County Court House, Bloomsburg, Pennsylvania, on Autor 20 , 1972, at 10.00 o'clock, A. M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Route T-644, 846 feet along said road north of land now or formerly of Verncil Moore; thence along the eastern side of said township road, the following courses and distances: North 21 degrees 11 minutes East, 263 feet to an iron pin corner; thence North 1 degree 41 minutes east, 83.3 feet to an iron pin corner in other lands now or formerly of Reuben Albertson, et ux.; thence by the same the following courses and distances: South 77 degrees 24 minutes east, 177.7 feet to an iron pin corner; thence South 5 degrees 19 minutes west, 135.5 feet to an iron pin corner; thence South 16 degrees 18 minutes west, 305 feet to an iron pin corner; thence North 51 degrees 09 minutes West, 221 feet to an iron pin corner on the Eastern side of Township Route T-644, the place of beginning.

Containing 1.8 acres of land. The description for this deed was prepared from drafgt of survey of A. Carl Wolfe, P.E., dated September 4, 1968.

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

exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of First Columbia Bank and Trust Co. vs. James M. Snyder, and will be sold by:

Sheriff of Columbia County

Susan M. Hill, Esquire HILL & HILL 16 West Main Street Bloomsburg, PA 17815 (717) 389-0663 Attorney I.D. #\_30136

VS

JAMES M. SNYDER DEFENDANT

FIRST COLUMBIA BANK : IN THE COURT OF COMMON AND TRUST CO. : PLEAS OF THE 26TH JUDICIAL PLAINTIFF : DISTRICT, COLUMBIA COUNTY

: BRANCH

: CIVIL ACTION-LAW

: NO. 573 OF 1992

# 36-92

#### 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 THE 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, 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 OR WHETHER THE PLAINTIFF HAS A VALID CLAIM TO FORECLOSURE 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) DAY AFTER SERVICE OR IN CERTAIN OTHER EVENTS. TO EXERCISE THIS RIGHT YOU 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 OR CANNOT AFFORD A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SUSQUEHANNA LEGAL SERVICES 168 East Fifth Street Bloomsburg, PA 17815 (717) 784-8760 FIRST COLUMBIA BANK

AND TRUST CO.

vs.

PLAINTIFF

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL

DISTRICT, COLUMBIA COUNTY

BRANCH

CIVIL ACTION-LAW

JAMES M. SNYDER DEFENDANT

NO. 573 of 1992

#### WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

(see attached description)

Amount due \$12,826.73 Attorney's Fee 2,045.70 Interest and late charges 17.50

TOTAL

\$14,889.93 Plus costs

Prothonotary, Court of Common

Pleas of Columbia County, Pennsylvania

ProTh. \$50.50 Pd.
Judg. 9.00 Pd.
Writ 15.00 Pd. 6/30/92
Sherret 47.00 Pd.

ALL THAT CERTAIN piece, parcel or lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Route T-644, 846 feet along said road north of land now or formerly of Verncil Moore; thence along the eastern side of said township road, the following courses and distances: North 21 degrees 11 minutes East, 263 feet to an iron pin corner; thence North 1 degree 41 minutes east, 83.3 feet to an iron pin corner in other lands now or formerly of Reuben Albertson, et ux.; thence by the same the following courses and distances: South 77 degrees 24 minutes east, 177.7 feet to an iron pin corner; thence South 5 degrees 19 minutes west, 135.5 feet to an iron pin corner; thence South 16 degrees 18 minutes west, 305 feet to an iron pin corner; thence North 51 degrees 09 minutes West, 221 feet to an iron pin corner on the Eastern side of Township Route T-644, the place of beginning.

Containing 1.8 acres of land. The description for this deed was prepared from drafgt of survey of A. Carl Wolfe, P.E., dated September 4, 1968.

FIRST COLUMBIA BANK AND

TRUST CO.

: IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

PLAINTIFF

: COLUMBIA COUNTY BRANCH, PA

:

vs.

: CIVIL ACTION - LAW

:

JAMES M. SNYDER

NYDER

DEFENDANT

: NO. <u>573</u> OF 1992

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

I, Susan M. Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at:

RR#2, Box 82, Orangeville, PA 17859

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

James M. Snyder RR#2, Box 82 Orangeville, PA 17859

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

James M. Snyder RR#2, Box 82 Orangeville, PA 17859

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

Sears Roebuck & Co. c/o Ralph S. Weaver, Esquire P.O. Box 203 White Hall, Pa 18052-0203

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

First Columbia Bank & Trust Co. 11 West Main Street Bloomsburg, PA 17815.

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

Columbia County Tax Claim Bureau Columbia County Courthouse Main Street Bloomsburg, PA 17815.

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

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 this sale:

None.

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

DATED: 6/30/92

Susan M. Hill, Esquire Attorney for Plaintiff 16 West Main Street Bloomsburg, PA 17815

(717) 389-0663

Attorney's I.D. No. <u>30136</u>

BY VIRIUE OF A WRIT OF EXECUTION NO. 36 OF 1992 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, ON

THURSDAY AUGUST 20, 1992 10:00 A.M.

IN THE FORENCON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN piece, parcel or lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Route T-644, 846 feet along said road north of land now or formerly of Verncil Moore; thence along the eastern side of said township road, the following courses and distances: North 21 degrees 11 minutes East, 263 feet to an iron pin corner; thence North 1 degree 41 minutes east, 83.3 feet to an iron pin corner in other lands now or formerly of Reuben Albertson, et ux.; thence by the same the following courses and distances: South 77 degrees 24 minutes east, 177.7 feet to an iron pin corner; thence South 5 degrees 19 minutes west, 135.5 feet to an iron pin corner; thence South 16 degrees 18 minutes west, 305 feet to an iron pin corner; thence North 51 degrees 09 minutes West, 221 feet to an iron pin corner on the Eastern side of Township Route T-644, the place of Beginning.

Containing 1.8 acres of land. The description for this deed was prepared from draft of survey of A. Carl Wolfe, P.E., dated September 4, 1968.

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

SEIZED AND TAKEN in execution at the suit of First Columbia Bank and Trust Co. Vs James M. Snyder.

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

Said Premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Susan M. Hill, Esquire HILL & HILL 16 West Main Street Bloomsburg, Pa. 17815 (717) 389-0663 Attorney's I.D. No. 30136