

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 4/7/99

OWNER OR REPUTED OWNER

Snyder, David H.
Owner since 9/94, Former Owner: Snyder

DESCRIPTION OF PROPERTY

.17 Ac.

Map 27

PARCEL NUMBER 04D-05-251-00,000 IN Berwick Borough Township Borough City X

YEAR	TOTAL
✓ 1998	\$ 785.00
✓ 1997	852.66
✓ 1996	✓ 1,601.26
Certs	5.00
TOTAL	\$ 3,243.92

The above figures represent the amount(s) due during the month of June 1999

This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 1998

Excluding: Interim Tax Billings

Requested by: Harry A. Roadarmel, Jr.

FEE - \$5.00
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Bank of New York

VS

Daniel H. Sneyden

NO. 23-99 E.D.

NO. 831-9A J.D.

DATE OF SALE: MAY 27-97

BID PRICE (INCLUDES COSTS) \$ 37500.00
POUNDAGE 2% BID PRICE \$ 750.00
TRANSFER TAX 2% BID PRICE \$ _____
MISC. COSTS \$ _____

TOTAL NEEDED TO PURCHASE \$ 38250.00

PURCHASER(S) : Bank of New York

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : Michael DeLuca for Federman + the bank

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 5789.58
LESS DEPOSIT \$ 900.00
DOWN PAYMENT \$ _____
AMOUNT DUE IN
EIGHT DAYS \$ 4889.58

FEDERMAN AND PHELAN
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
Tele: 215-563-7000
Fax: 215-563-5534

June 2, 1999

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: SYNDER, David H.
1541 Orange Street
Berwick, PA 18603

No. 98-CV-831

Gentlemen:

With reference to the above captioned property which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to THE BANK OF NEW YORK, as Trustee, c/o TMS Mortgage, Inc., 4111 S. Darlington, Suite 300, Tulsa, OK 74135.

Enclosed please find two Statements of Value, and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Edna Houston/for
Federman and Phelan

Enc.

cc: The Money Store (OK) #73108839

*Enclosed please find check for
\$4,889.58*

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on May 6, 13, 20, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

.....
Paula Barry

Sworn and subscribed to before me this 25th day of MAY 1999.....

.....
[Signature]

(Notary Public)

My commission expires.....

[Notary Seal]

And now,....., 19....., 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.

.....

FEDERMAN AND PHELAN
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
215-563-7000
Fax: 215-563-5534

wmg
cty

Denise Hatfield
Judgement Clerk, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

May 5, 1999

Office of the Prothonotary
Columbia County Courthouse

Re: The Bank of New York, as Trustee, c/o TMS Mortgage, Inc. vs. David H. Snyder
No. 98-CV-831

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FEDERMAN AND PHELAN

By: *Denise*
Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA

The Bank of New York, as Trustee, c/o TMS
Mortgage, Inc.

Plaintiff,

v.

David H. Snyder

Defendant(s).

:
:
: Columbia COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 98-CV-831
:
:
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for The Bank of New York, as Trustee, c/o TMS Mortgage, Inc., Plaintiff hereby verifies that on 4/13/99 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: May 5, 1999

Name and Address of Sender



DSH
FEDERMAN & PHELAN
 Two Penn Center Plaza, Suite 900
 Philadelphia, PA 19102

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	David H. Snyder	Tenant/Occupant 1541 Orange Street Berwick, PA, 18603		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA, 17815		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.</p>
2				

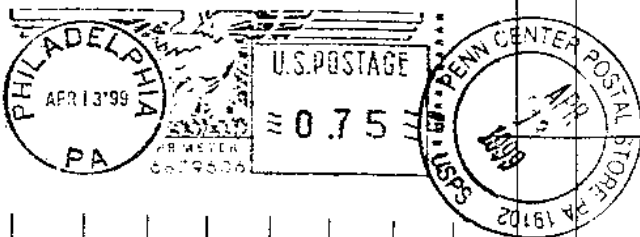


EXHIBIT A

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>David H. Snyder</u>	_____	<u>161-52-5240</u>

Date: 4-6-99

Requestor: Sher. Hs Sale
Print Name

Signature

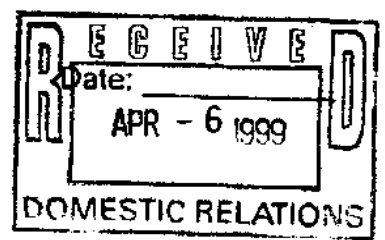
Part II - Lien Information (To be provided by DRS)

X

WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>119.18</u>	<u>5-1-98</u>	<u>41.54</u>



BY: Justin H. [Signature]
TITLE: Book Keeper

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815

PHONE
~~570-389-5622~~
570-389-5622

24 HOUR PHONE
(717) 784-6100

Federman & Phelan
Frank Federman, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Bank of New York (Trustee
VS.
David H. Snyder
WRIT OF EXECUTION 23 of 1999
(MORTGAGE FORECLOSURE) CV 831 of 1998

POSTING OF PROPERTY

On April 22, 1999 at 1305 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF David H. Snyder, 1541 Orange St., Berwick, Pa. 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ^{CHIEF} DEPUTY
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

Harry A. Roadarmel, Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 23rd day of

April 1999

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284-6300

DATE: March 31, 1999

RE: Sheriff's Sale Advertising Dates

Bank of New York (Trustee) vs. David H. Snyder
No. 23 of 1999 ED No. 831 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week May 6, 1999 DATE OF SALE: May 27, 1999 at 1100AM

2nd week May 13, 1999

3rd week May 20, 1999

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff

TAX NOTICE 1999 COUNTY & MUNICIPAL

BERWICK BOROUGH
 MAKE CHECKS PAYABLE TO:

Connie C Gingham
 5 Lincoln Avenue
 Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm
 CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
 SNYDER, DAVID H
 1541 ORANGE STREET
 BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE DUE	INCL. PENALTY
General Fund	17445	4.096	70.02	71.45	03/01/1999	03728
Sinking Fund		.845	14.45	14.74		78.50
Borough R.E.		5.800	99.16	101.18		16.21
Fire		1.250	21.37	21.81		146.24
Light		1.050	17.95	18.32		22.90
				222.95		19.24

THE DISCOUNT & THE PENALTY
 HAVE BEEN COMPUTED
 FOR YOUR CONVENIENCE

PAY THIS AMOUNT →

APRIL 30
 IF PAID ON
 OR BEFORE

JUNE 30
 IF PAID ON
 OR BEFORE

JUNE 30
 IF PAID
 AFTER

TYPE: R PROPERTY DESCRIPTION CNTY BORO

This Tax Returned
 To Courthouse On:
 JANUARY 01, 2000

ACCT NO: 06132
 PARCEL 040, 05--251-00, 000
 LOT 353 ORANGE ST
 .17 acres LAND
 BUILDINGS 3,008
 14,437
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 17,445



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 298-5622
389-5622

TELEPHONE
(717) 784-6100

Date: March 31, 1999

To: Tenant/Occupant

1541 Orange St.

Berwick, Pa. 18603

Re: The Bank of New York (Trustee) VS. David H. Snyder

No: 23 of 1999 ED


No: 831 of 1998 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 704-6300

PHONE
(717) 309-5622

Federman & Phelan
Frank Federman, ESQ
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
The Bank of New York
NO. 98 CV 831
David H. Snyder
WRIT OF EXECUTION 23 of 1999

SERVICE ON David H. Snyder

ON April 6, 1999 AT 1345 hours, A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS
SERVED ON THE DEFENDANT, David H. Snyder

AT 1541 Orange St., Berwick, Pa. CHIEF BY DEPUTY SHERIFF Timothy T.

CHAMBERLAIN

SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND

NOTICE OF EXECUTION TO David H. Snyder

NOTE: All lienholders and creditors have been served as of April 9, 1999

NO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

FOR:

Harry A. Roadarmel, Jr.
HARRY A. ROADARMEL, JR SHERIFF

Sworn and subscribed before me
this 12th day of
April 1999
Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

The Bank of New York, as Trustee, c/o TMS Mortgage, Inc. 4111 S. Darlington, Suite 300 Tulsa, OK 74135 Plaintiff,	:	COLUMBIA COUNTY COURT OF COMMON PLEAS
	:	CIVIL DIVISION
v.	:	NO98-CV-831
David H. Snyder 1541 Orange Street Berwick, PA 18603 Defendant.	:	23-1999
	:	
	:	
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David H. Snyder
1541 Orange Street
Berwick, PA 18603

This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at 1541 Orange Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on May 27, 1999, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$42,890.77 obtained by The Bank of New York, as Trustee, c/o TMS Mortgage, Inc., (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

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 the Mortgagee, The Bank of New York, as Trustee, c/o TMS Mortgage, Inc., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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

The Bank of New York, as Trustee,
c/o TMS Mortgage, Inc.

vs.

David H. Snyder

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 23 Term 19 99 E.D.
No. 98-CV-831 Term 19 98 A.D.
No. Term 19 J.D.

WRIT OF EXECUTION
(Mortgage Foreclosure)

FILED
CLERK OF COURT
MAR 22 12 59 PM '99

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

PREMISES: 1541 Orange Street, Berwick, PA 18603
(See Legal Description attached)

Amount Due \$42,890.77

Interest from 3/18/99 to Sale \$..... and costs.
at 7.05 per diem

Toni B. Kline (EAB)
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 3/23/1999
(SEAL)

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

The Bank of New York, as Trustee, c/o TMS
Mortgage, Inc.
4111 S. Darlington, Suite 300
Tulsa, OK 74135

Plaintiff,

v.

David H. Snyder
1541 Orange Street
Berwick, PA 18603

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 98-CV-831

23-1999

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

The Bank of New York, as Trustee, c/o TMS Mortgage, Inc., Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE,** sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1541 Orange Street, Berwick, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

David H. Snyder

1541 Orange Street
Berwick, PA 18603

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

Same as above

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

Tenant/Occupant	1541 Orange Street Berwick, PA 18603
------------------------	---

Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
---	---

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

March 17, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

The Bank of New York, as Trustee, c/o TMS
Mortgage, Inc.
4111 S. Darlington, Suite 300
Tulsa, OK 74135

Plaintiff,

v.

David H. Snyder
1541 Orange Street
Berwick, PA 18603

Defendant.

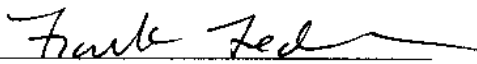
:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO98-CV-831**
: *23-1999*
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CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

Frank Fed
..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, 3/18, 1999, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

Frank Fed
..... (SEAL)
(Attorney for Plaintiff(s))

....., 19

HARRY A. ROADARMEL
SHERIFF
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: The Bank of New York, as Trustee, c/o TMS Mortgage, Inc. vs
Plaintiff

David H. Snyder
Defendant

The defendant will be found at 1541 Orange Street, Berwick, PA 18603

Frank Fed Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

.....
.....
.....

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Orange Street at the Southwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Westerly direction along the Northerly side of Orange Street a distance of Forty-six and seven-tenths (46.7) feet to the Southwesterly corner of Lot Number Three Hundred Fifty-four (354); thence in a Northerly direction, parallel with Eaton Street, along the Easterly side of Lot Number Three Hundred Fifty-four (354), a distance of One Hundred and Sixty (160) feet to the Southerly side of a fifteen-foot alley; thence in an Easterly direction, along the Southerly side of said alley, a distance of Forty-six and seven tenths (46.7) feet to the Northwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Southerly direction, parallel with Eaton Street, along the Westerly line of Lot Number Three Hundred Fifty-two (352) a distance of One Hundred and Sixty (160) feet to the place of beginning.

This description is intended to cover and this deed to convey Lot Number Three Hundred Fifty-three (353) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

Being Parcel # 04.D-05-251.

Seized in execution and to be sold as the property of David Snyder.

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Orange Street at the Southwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Westerly direction along the Northerly side of Orange Street a distance of Forty-six and seven-tenths (46.7) feet to the Southwesterly corner of Lot Number Three Hundred Fifty-four (354); thence in a Northerly direction, parallel with Eaton Street, along the Easterly side of Lot Number Three Hundred Fifty-four (354), a distance of One Hundred and Sixty (160) feet to the Southerly side of a fifteen-foot alley; thence in an Easterly direction, along the Southerly side of said alley, a distance of Forty-six and seven tenths (46.7) feet to the Northwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Southerly direction, parallel with Eaton Street, along the Westerly line of Lot Number Three Hundred Fifty-two (352) a distance of One Hundred and Sixty (160) feet to the place of beginning.

This description is intended to cover and this deed to convey Lot Number Three Hundred Fifty-three (353) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

Being Parcel # 04.D-05-251.

Seized in execution and to be sold as the property of David Snyder.

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

9835

PAY *Nine hundred + No/100*

DATE	TO THE ORDER OF	DOLLARS
3/20/99	<i>Office of the Sheriff, Chester, Pa. D 73108835</i>	CHECK AMOUNT 900.00

Frank Federman

JEFFERSON BANK
PHILADELPHIA, PA 19103

⑆009835⑆ ⑆031901482⑆ 90 28894⑆

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

25494

PAY

DATE	TO THE ORDER OF	CHECK AMOUNT
11/15/11	Frank Federman	25494

DOLLARS

2	5	4	9	4
1	0	0	0	0

JEFFERSON BANK
PHILADELPHIA, PA. 19103

Frank Federman

⑆025494⑆ ⑆031901482⑆ 90 28894⑆

SHERIFF'S SALE

THURSDAY MAY 27, 1999 AT 1100 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23-1999 AND CIVIL WRIT NO. 831 of 1998 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Orange Street at the Southwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Westerly direction along the Northerly side of Orange Street a distance of Forty-six and seven-tenths (46.7) feet to the Southwesterly corner of Lot Number Three Hundred Fifty-four (354); thence in a Northerly direction, parallel with Eaton Street, along the Easterly side of Lot Number Three Hundred Fifty-four (354), a distance of One Hundred and Sixty (160) feet to the Southerly side of a fifteen-foot alley; thence in an Easterly direction, along the Southerly side of said alley, a distance of Forty-six and seven tenths (46.7) feet to the Northwesterly corner of Lot Number Three Hundred Fifty-two (352); thence in a Southerly direction, parallel with Eaton Street, along the Westerly line of Lot Number Three Hundred Fifty-two (352) a distance of One Hundred and Sixty (160) feet to the place of beginning:

This description is intended to cover and this deed to convey Lot Number Three Hundred Fifty-three (353) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

Being Parcel # 04.D-05-251.

Seized in execution and to be sold as the property of David Snyder. Located at 1541 Orange St., Berwick, PA. 18603

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid price or the amount of the opening bid (costs) whichever is higher, due at time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEY FOR PLAINTIFF:
FEDERMAN & PHELAN
Frank Federman, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.