



FIRST FEDERAL
BANK

12 E. BROAD STREET
HAZLETON, PA 18201
570-459-3721

60-7243
2313

901621

DATE March 27, 2002

PAY
TO
THE
ORDER
OF

COLUMBIA COUNTY SHERIFF**

\$ 1,128 ³²/₁₀₀

ACCOUNTS PAYABLE
AUTHORIZED SIGNATURE

E Lee Board

⑈901621⑈ ⑈231372439⑈5 019999002⑈

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-4300

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Federal Bank vs Arthur & Abigail Snyder

NO. 7-02 E.D. NO. 1016-01 J.D.

DATE OF SALE: 3-27-02 1000

BID PRICE (INCLUDES COSTS) \$ 24,293.32

POUNDAGE--2% OF BID PRICE \$ 485.90

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 24783.22

PURCHASER(S):

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S): Arthur & Abigail Snyder

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 24783.22

LESS DEPOSIT \$ 1350.00

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 11283.22

First Federal Bank

VS. Arthur & A'garl. Snyder

7-02 E.D. No. 1016-01 J.D. Date of Sale 3-27-02 Time of Sale 1000

BUCKET & RETURN

\$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE

135.00

FEVY (PER PARCEL)

15.00

MAILING COSTS

17.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.00

EMILEAGE

11.00

POSTING HANDBILL

15.00

TRYING/ADJOURN SALE (EACH SALE)

10.00

SHERIFF'S DEED

35.00

TRANSFER TAX FORM

25.00

DISTRIBUTION FORM

25.00

OTHER

4.50

12.00

TOTAL ***** \$ 352.50

Web
PRESS-ENTERPRISE INC

150.00

SOLICITOR'S SERVICES

\$ 708.23

75.00

TOTAL ***** \$ 933.23

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50

OTHER

TOTAL ***** \$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$

SCHOOL DISTRICT TAXES 20

\$

DELINQUENT TAXES 20 01

1005.50

TOTAL ***** \$ 1005.50

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$

WATER- MUNICIPAL 20

\$

TOTAL ***** \$

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL ***** \$ 100.00

MISCELLANEOUS

\$

\$

TOTAL ***** \$ 2429.73

TOTAL COSTS (OPEN BID) ***** \$



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: ANTHONY J. LUCADAMO, ESQUIRE Telephone Number: _____
Area Code (570) 459-2440
Street Address: 200 West Chapel Street City: Hazleton State: PA Zip Code: 18201

B TRANSFER DATA

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY			Date of Acceptance of Document		
Street Address COLUMBIA COUNTY COURT HOUSE			Grantee(s)/Lessee(s) FIRST FEDERAL BANK		
City BLOOMSBURG State PA Zip Code 17815			Street Address 12 EAST BROAD STREET		
City BLOOMSBURG State PA Zip Code 17815			City HAZLETON State PA Zip Code 18201		

C PROPERTY LOCATION

Street Address: 800 Mifflin-Nescopeck Highway City, Township, Borough: Nescopeck
County: Columbia School District: Central Columbia Tax Parcel Number: 2310-002-01.000

D VALUATION DATA

1. Actual Cash Consideration 0	2. Other Consideration +	3. Total Consideration = 0
4. County Assessed Value 36,657	5. Common Level Ratio Factor x 2.81	6. Fair Market Value = 103,006.

E EXEMPTION DATA

1a. Amount of Exemption Claimed All	1b. Percentage of Interest Conveyed 100%
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Transfer to mortgagee instituting sheriff sale.

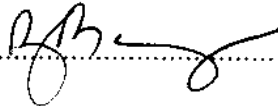
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Anthony J. Lucadamo, Esq.	Date 3/27/02
--	-----------------


FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. 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 notice or advertisement in the March 6, 13, 20, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

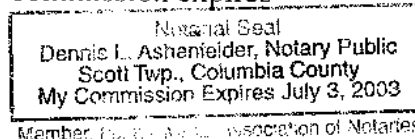
.....


Sworn and subscribed to before me this 8th day of MARCH 2002

.....


(Notary Public)

My commission expires



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

.....

768, 283

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee).

- 2-02
1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011140000254037892
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

☒ Certified

☐ Insured

chandise ☐ COD

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee).

- 2-02
1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number

70011140000254037908

4b. Service Type

- ☐ Registered ☒ Certified
- ☐ Express Mail ☐ Insured
- ☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee).

- 2-02
1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

4a. Article Number

70011140000254037915

4b. Service Type

- ☐ Registered ☒ Certified
- ☐ Express Mail ☐ Insured
- ☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JAN 24 2002

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

FIRST FEDERAL BANK

VS.

ARTHUR & ABIGAIL SNYDER

WRIT OF EXECUTION #2 OF 2002 ED

POSTING OF PROPERTY

FEBRUARY 19, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ARTHUR & ABIGAIL SNYDER AT 800 MIFFLIN NESCOPECK HWY COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

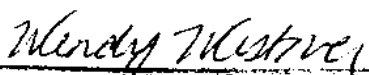
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

20TH DAY OF FEBRUARY 2002


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	
	:	NO. 2002 ED 2
Defendants	:	NO. 1016 OF 2001

RETURN OF SERVICE OF NOTICE OF SALE
PURSUANT TO PA.R.C.P. 3129.2(c)(1)(iii)

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

Anthony J. Lucadamo, ESQUIRE, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in the above captioned action, and that service by Plaintiff of the Notice of Sale upon all persons named in the Affidavit filed pursuant to PA.R.C.P. 3129 was made by ordinary mail posted first class at Hazleton, Pennsylvania, on January 28, 2002 and one on January 29, 2002. The persons served were as follows:

Name:	Address:
ARTHUR C SNYDER	800 MIFFLIN NESCOPECK HIGHWAY NESCOPECK PA 18635
ABIGAIL A SNYDER	258 WEST STREET BLOOMSBURG PA 17815
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON NOW BY MERGER FIRST FEDERAL BANK	12 EAST BROAD STREET HAZLETON PA 18201
MIFFLIN TOWNSHIP TAX COLLECTOR	C/O SUSAN NEVEL EAST FIFTH ST P O BOX 371 MIFFLINVILLE PA 18631

DOMESTIC RELATIONS OFFICE

COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG, PA 17815

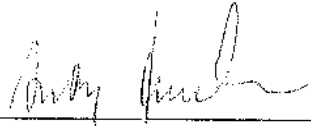
TAX CLAIM BUREAU OF COLUMBIA
COUNTY

COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG PA 17815

WATER DEPT

C/O WILLIAM HARTZELL, III
204 WEST THIRD STREET
MIFFLINVILLE PA 18631

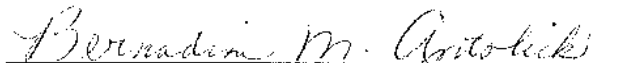
Form 3817 Certificate of Mailing for each person served is
attached hereto and made part hereof.



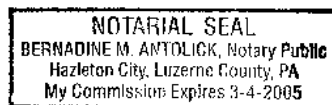
Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me

this 3rd day of January, 2002.



Notary Public



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

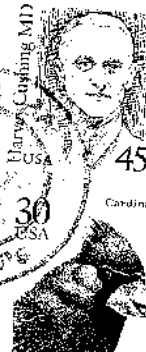
KENNEDY AND LUCADAMO, P.C.
ATTORNEYS AT LAW
200 WEST CHAPEL STREET
HAZLETON, PA 18201

One piece of ordinary mail addressed to:

ARTHUR C SNYDER
800 MIFFLIN NESCOPECK HIGHWAY
NESCOPECK PA 18635

PS Form 3817, Mar. 1989

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

KENNEDY AND LUCADAMO, P.C.
ATTORNEYS AT LAW
200 WEST CHAPEL STREET
HAZLETON, PA 18201

One piece of ordinary mail addressed to:

ABIGAIL A SNYDER
258 WEST STREET
BLOOMSBURG PA 17815

PS Form 3817, Mar. 1989

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

KENNEDY AND LUCADAMO, P.C.
ATTORNEYS AT LAW
200 WEST CHAPEL STREET
HAZLETON, PA 18201

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF HAZLETON NOW BY MERGER FIRST FEDERAL
BANK
12 EAST BROAD STREET
HAZLETON PA 18201

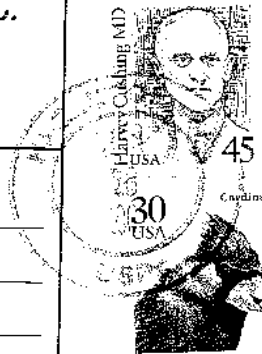
PS Form 3817, Mar. 1989

Affix fee here in stamps
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Postmaster for current
fee.



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:		KENNEDY AND LUCADAMO, P.C. ATTORNEYS AT LAW 200 WEST CHAPEL STREET HAZLETON, PA 18201	
One piece of ordinary mail addressed to:		MIFFLIN TOWNSHIP TAX COLLECTOR C/O SUSAN NEVEL EAST FIFTH STREET P O BOX 371 MIFFLINVILLE PA 18631	

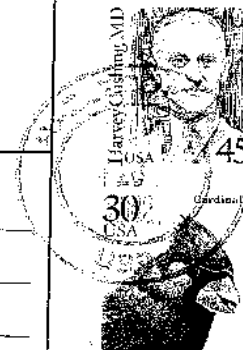
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:		KENNEDY AND LUCADAMO, P.C. ATTORNEYS AT LAW 200 WEST CHAPEL STREET HAZLETON, PA 18201	
One piece of ordinary mail addressed to:		DOMESTIC RELATIONS OFFICE COLUMBIA COUNTY COURT HOUSE BLOOMSBURG PA 17815	

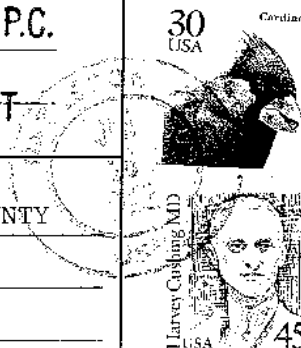
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



PS Form 3817, Mar. 1989

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Received From:		KENNEDY AND LUCADAMO, P.C. ATTORNEYS AT LAW 200 WEST CHAPEL STREET HAZLETON, PA 18201	
One piece of ordinary mail addressed to:		TAX CLAIM BUREAU OF COLUMBIA COUNTY COLUMBIA COUNTY COURT HOUSE BLOOMSBURG PA 17815	

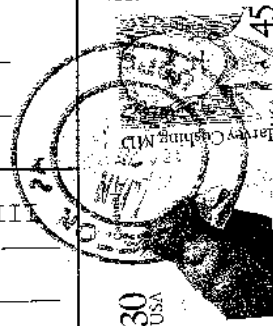
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PS Form 3817, Mar. 1989

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MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	KENNEDY AND LUCADAMO, P.C.
	ATTORNEYS AT LAW
	200 WEST CHAPEL STREET
	HAZLETON, PA 18201
One piece of ordinary mail addressed to:	
	WATER DEPT. c/o WILLIAM HARTZELL III
	204 WEST THIRD STREET
	MIFFLINVILLE PA 18631

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST FEDERAL BANK, FORMERLY FIRST Docket # 2ED2002
FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ARTHUR C. AND ABIGAIL A. SNYDER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 29, 2002, AT 4:05 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ABIGAIL A. SNYDER AT 258 WEST
ST., BLOOMSBURG BY HANDING TO ABIGAIL, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 06, 2002

Mindy Westover
NOTARY PUBLIC

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

J. Carter
J. CARTER
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST FEDERAL BANK, FORMERLY FIRST Docket # 2ED2002
FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON
VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ARTHUR C. AND ABIGAIL A. SNYDER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JANUARY 25, 2002, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ARTHUR C SNYDER AT 800
MIFFLIN NESCOPECK HWY, NESCOPECK BY HANDING TO ARTHUR SNYDER, , A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 06, 2002

Wendy Westover
NOTARY PUBLIC

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2006

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

J. Arter
X
J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ARTHUR C SNYDER	WRIT OF EXECUTION - MORTGAGE
800 MIFFLIN NESCOPECK HWY	FORECLOSURE
NESCOPECK	# 752-1343

SERVED UPON Arthur

RELATIONSHIP — IDENTIFICATION —

DATE 1-25-2 TIME 10:50 MILEAGE 20 OTHER —

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA — POB — POE — CCSO X
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
Century 21 752-1300 / 754 3044
F. OTHER (SPECIFY) —

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>1-24-01</u>	<u>13:10</u>	<u>Am</u>	<u>CARD</u>
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DEPUTY

J. Lute DATE 1-25-2

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

PERSON/CORP TO SERVED
ABIGAIL A. SNYDER
258 WEST ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Abigail

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-24-02 TIME 1605 MILEAGE 6 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>1-24-02</u>	<u>1514</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY

[Signature]

DATE 1-24-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

PERSON/CORP TO SERVED
WATER DEPT. C/O WILLIAM HARTZELL III
204 WEST THIRD ST.
MIFFLINVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Betty Hartzell - Billing Clerk

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-24-02 TIME 1100 MILEAGE 8 - OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

A. Chamberlain

DATE 1-24-02

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

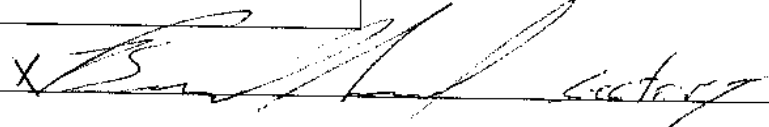
FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

PERSON/CORP TO SERVED
SUSAN NEVEL-MIFFLIN TAX
COLLECTOR
E 5TH ST.
MIFFLINVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON X 

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-24-02 TIME 1330 MILEAGE 8 - 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>1-24-02</u>	<u>11:5</u>	<u>TCM</u>	<u>CRD</u>
	_____	_____	_____	_____
	_____	_____	_____	_____
DEPUTY	<u>A. M. [Signature]</u>		DATE	<u>1-24-02</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 5 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Leslie H. Swan - Sedu Hasan

RELATIONSHIP

IDENTIFICATION

DATE 1-24-02 TIME 1030 MILEAGE 3 - OTHER

Race Sex Height Weight Eyes Hair Age Military

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. McHarg

DATE

1-24-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 2ED2002

PLAINTIFF

FIRST FEDERAL BANK, FORMERLY FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

ARTHUR C. AND ABIGAIL A. SNYDER

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

X Chris E. Hahn Clerk

RELATIONSHIP

IDENTIFICATION

DATE

TIME

0830

MILEAGE

3 -

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

1-24-02

KENNEDY AND LUCADAMO, P.C.
ATTORNEYS AT LAW
200 West Chapel Street
Hazleton, PA 18201

Thomas L. Kennedy
Anthony J. Lucadamo
Andrew J. Primerano

Telephone (570) 459-2440
Fax (570) 459-5140
E-Mail tlklaw@epix.net

January 31, 2002

PROTHONOTARY OF COLUMBIA COUNTY
COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG PA 17815

RE: First Federal Bank formerly First Federal Savings and Loan
Association of Hazleton vs. Arthur C. Snyder, et ux
In the Court of Common Pleas of Columbia County
Civil Action - Law Mortgage Foreclosure
No. 1016 of 2001

Dear Prothonotary:

Enclosed please find an original and one copy of Return of
Service of Notice of Sale for the above captioned matter. Please file
the original and return the time stamped copy to me in the enclosed
stamped, self-addressed envelope.

Sincerely yours,

KENNEDY AND LUCACAMO, P.C.

Anthony J. Lucadamo

AJL:bma
Enclosures
cc: Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



2-02

PHONE
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6100

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

1-9-02

DOCKET AND INDEX

1-22-02

SET FILE FOLDER UP

1-22-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

5

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

1350 5446

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

Sale Mar 27, 2002 @ 1000

POST ALL DATES ON CALANDER

Post 2-22 AM 3-6, 13, 20-02

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

* DOCKET ALL DATES

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	<i>2002 ED 2</i>
	:	
Defendants	:	NO. 1016 OF 2001

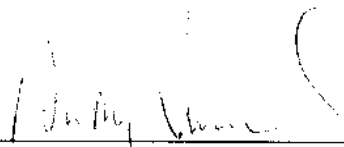
WRIT

TO: SHERIFF OF COLUMBIA COUNTY

You are hereby directed to seize, levy, advertise and sell all the real property of the above named Defendants on the premises located at: **800 MIFFLIN NESCOPECK HIGHWAY, NESCOPECK, PA 18635**

You are hereby released from any responsibility in not placing watchmen or insurance on the real property levied on by virtue of this Writ.

DATED: January 9, 2002



Anthony J. Lucadamo, Esquire
Attorney for Plaintiff

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	
	:	
	:	2002 ED 2
Defendants	:	NO. 1016 OF 2001

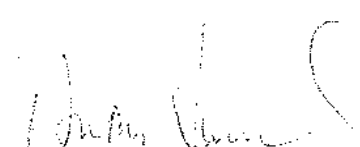
WRIT

TO: SHERIFF OF COLUMBIA COUNTY

You are hereby directed to seize, levy, advertise and sell all the real property of the above named Defendants on the premises located at: **800 MIFFLIN NESCOPECK HIGHWAY, NESCOPECK, PA 18635**

You are hereby released from any responsibility in not placing watchmen or insurance on the real property levied on by virtue of this Writ.

DATED: January 9, 2002



Anthony J. Lucadamo, Esquire
Attorney for Plaintiff

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	
	:	2002ED2
	:	
Defendants	:	NO. 1016 OF 2001

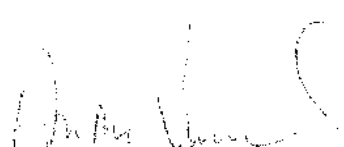
WRIT

TO: SHERIFF OF COLUMBIA COUNTY

You are hereby directed to seize, levy, advertise and sell all the real property of the above named Defendants on the premises located at: **800 MIFFLIN NESCOPECK HIGHWAY, NESCOPECK, PA 18635**

You are hereby released from any responsibility in not placing watchmen or insurance on the real property levied on by virtue of this Writ.

DATED: January 9, 2002



Anthony J. Lucadamo, Esquire
Attorney for Plaintiff

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

NOTICE OF SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. 2 of 2002, issued out of the Court of Common Pleas of Columbia County, Civil Division, to me 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 March 27, 2002, at 1000 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 and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner set in the southerly line of the right-of-way of State Highway route No. 339 leading from Mifflinville to Nescopeck and in the westerly line of other lands now or late of Charles R. Seesholtz and R.S. Seesholtz and running thence along the westerly line of other lands now or late of said Seesholtz, South 2 degrees 30 minutes West, 188.7 feet to a stake corner; thence continuing along the northerly line of other lands now or late of said Seesholtz, South 89 degrees 17 minutes West, 235.5 feet to a nail corner set in a buried railroad tie; thence running along the easterly line of other lands now or late of said Seesholtz, North 2 degrees 53 minutes East, 133.8 feet to a stake corner; thence continuing along the same, North 3 degrees 03 minutes West, 115.2 feet to a stake corner in the southerly line of the aforesaid State Highway; thence running along the southerly line of said State Highway, South 76 degrees 40 minutes East, 248 feet to a stake corner, the place of BEGINNING.

CONTAINING 1.18 acres of land according to a survey and draft made by James H. Patton, R.S., on September 21, 1972.

IMPROVED WITH a residential dwelling bearing the street address of 800 Mifflin-Nescopeck Highway, Nescopeck, PA 18635

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right-of-way extending southwardly from Route No. 339 across the northeasterly corner of adjacent land of the prior Grantors as a means of access to the above described premises.

BEING the same premises sold and conveyed to Arthur C. Snyder and Abigail A. Snyder, his wife, by Deed of Evelyn B. Lynch, widow, dated June 16, 1986 and recorded June 17, 1986 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 368 at page 684.

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 FEDERAL BANK, FORMERLY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON vs. ARTHUR C. SNYDER and ABIGAIL A. SNYDER, his wife, and will be sold by

Sheriff of Columbia County

Anthony J. Lucadamo, Esquire
KENNEDY AND LUCACAMO, P.C.
200 West Chapel Street
Hazleton, PA 18201

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	2002 ED 2
SNYDER, his wife,	:	
	:	
Defendants	:	NO. 1016 OF 2001


AFFIDAVIT OF NAME AND LAST KNOWN ADDRESS OF OWNER AND DEFENDANT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

Anthony J. Lucadamo, Esquire, being duly sworn according to law, does depose and say that he is the attorney for the Plaintiff, First Federal Bank formerly First Federal Savings and Loan Association of Hazleton, and that as such he has authority to make this Affidavit on behalf of the Plaintiff and that further, to the best of his knowledge, information and belief, the name and last known address of the owners and Defendants in the judgment filed to the above number and term of Court is as follows:

ARTHUR C SNYDER
800 MIFFLIN NESCOPECK HIGHWAY
NESCOPECK PA 18635

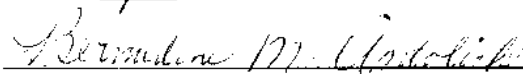
ABIGAIL A SNYDER
258 WEST STREET
BLOOMSBURG PA 17815



Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me

this 9th day of January, 2002.



Notary Public



KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2102 ED 2
	:	
Defendants	:	NO. 1016 OF 2001


AFFIDAVIT OF NAME AND LAST KNOWN ADDRESS OF OWNER AND DEFENDANT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

Anthony J. Lucadamo, Esquire, being duly sworn according to law, does depose and say that he is the attorney for the Plaintiff, First Federal Bank formerly First Federal Savings and Loan Association of Hazleton, and that as such he has authority to make this Affidavit on behalf of the Plaintiff and that further, to the best of his knowledge, information and belief, the name and last known address of the owners and Defendants in the judgment filed to the above number and term of Court is as follows:

ARTHUR C SNYDER
800 MIFFLIN NESCOPECK HIGHWAY
NESCOPECK PA 18635

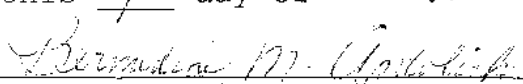
ABIGAIL A SNYDER
258 WEST STREET
BLOOMSBURG PA 17815



Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me

this 9th day of January, 2002.



Notary Public



KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

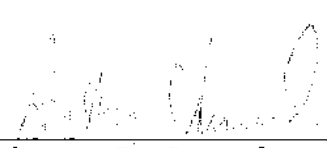
AFFIDAVIT OF NAME AND LAST KNOWN ADDRESS OF OWNER AND DEFENDANT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

Anthony J. Lucadamo, Esquire, being duly sworn according to law, does depose and say that he is the attorney for the Plaintiff, First Federal Bank formerly First Federal Savings and Loan Association of Hazleton, and that as such he has authority to make this Affidavit on behalf of the Plaintiff and that further, to the best of his knowledge, information and belief, the name and last known address of the owners and Defendants in the judgment filed to the above number and term of Court is as follows:

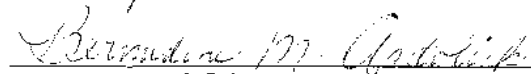
ARTHUR C SNYDER
800 MIFFLIN NESCOPECK HIGHWAY
NESCOPECK PA 18635

ABIGAIL A SNYDER
258 WEST STREET
BLOOMSBURG PA 17815



Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me
this 9th day of January, 2002.



Notary Public

NOTARIAL SEAL
BERNADINE M. ANTOLICK, Notary Public
Hazleton City, Luzerne County, PA
My Commission Expires 3-4-2005

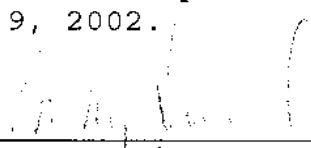
KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

AFFIDAVIT OF MAILING OF NOTICE OF ENTRY OF JUDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

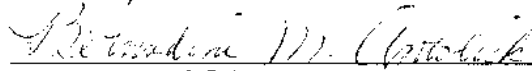
Anthony J. Lucadamo, ESQUIRE, being duly sworn according to law, deposes and says that on January 9, 2002, he did mail on behalf of the Plaintiff, First Federal Bank formerly First Federal Savings and Loan Association of Hazleton, to Arthur C. Snyder, at his last known address of 800 Mifflin Nescopeck Highway, Nescopeck, PA 18635 and to Abigail A. Snyder, at her last known address of 258 West Street, Bloomsburg, PA 17815, written Notice of the Entry of Judgment filed in the above captioned matter on January 9, 2002.



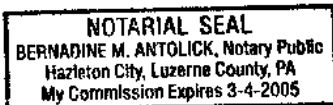
Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me

this 9th day of January, 2002.



Notary Public



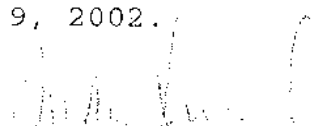
KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

AFFIDAVIT OF MAILING OF NOTICE OF ENTRY OF JUDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF LUZERNE :

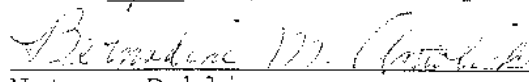
Anthony J. Lucadamo, ESQUIRE, being duly sworn according to law, deposes and says that on January 9, 2002, he did mail on behalf of the Plaintiff, First Federal Bank formerly First Federal Savings and Loan Association of Hazleton, to Arthur C. Snyder, at his last known address of 800 Mifflin Nescopeck Highway, Nescopeck, PA 18635 and to Abigail A. Snyder, at her last known address of 258 West Street, Bloomsburg, PA 17815, written Notice of the Entry of Judgment filed in the above captioned matter on January 9, 2002.



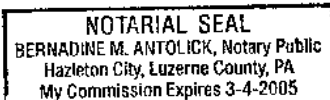
Anthony J. Lucadamo, Esquire

Sworn to and subscribed before me

this 9th day of January, 2002.



Notary Public



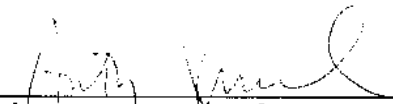
KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED
	:	
Defendants	:	NO. 1016 OF 2001

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LUZERNE :

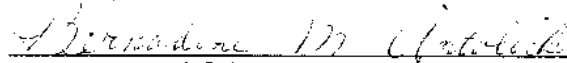
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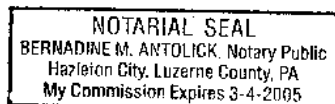
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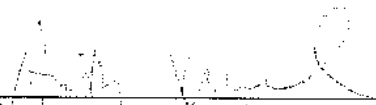
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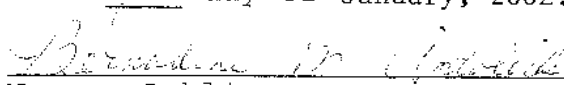
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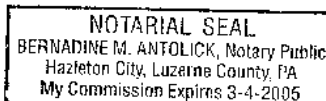
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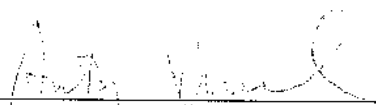
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Plaintiff	:	
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ARTHUR C. SNYDER and ABIGAIL A.	:	
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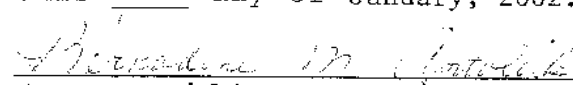
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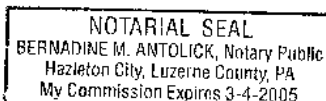
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ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
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Plaintiff	:	
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vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED2
	:	
Defendants	:	NO. 1016 OF 2001

WRIT OF EXECUTION NOTICE

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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 of 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.*

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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.

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ASSOCIATION OF HAZLETON, : COLUMBIA COUNTY
:
Plaintiff :
:
vs. : CIVIL ACTION - LAW
:
Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A. :
SNYDER, his wife, : *2002 ED 2*
:
Defendants : NO. 1016 OF 2001

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 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 matter
you are directed to levy upon and sell the following described
property (specifically described property below):

See attached description.

Amount Due to 8/22/01	\$86,770.50
Attorney's Fee	\$ 8,677.05
Interest from 8/22/01 TO 5/15/02	\$ <u>4,577.51</u>

TOTAL \$100,025.05 plus costs and
plus interest accruing at the contract rate until date of
distribution.

Date: January 1, 2002

Tami B. Klone
Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

BY: *Brian Schmitt*
Deputy

(SEAL)

Complaint \$85.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Judgment \$7.00

ARTHUR C. SNYDER AND ABIGAIL A. SNYDER, his wife

ALL that certain piece and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner set in the southerly line of the right-of-way of State Highway route No. 339 leading from Mifflinville to Nescopeck and in the westerly line of other lands now or late of Charles R. Seesholtz and R.S. Seesholtz and running thence along the westerly line of other lands now or late of said Seesholtz, South 2 degrees 30 minutes West, 188.7 feet to a stake corner; thence continuing along the northerly line of other lands now or late of said Seesholtz, South 89 degrees 17 minutes West, 235.5 feet to a nail corner set in a buried railroad tie; thence running along the easterly line of other lands now or late of said Seesholtz, North 2 degrees 53 minutes East, 133.8 feet to a stake corner; thence continuing along the same, North 3 degrees 03 minutes West, 115.2 feet to a stake corner in the southerly line of the aforesaid State Highway; thence running along the southerly line of said State Highway, South 76 degrees 40 minutes East, 248 feet to a stake corner, the place of BEGINNING.

CONTAINING 1.18 acres of land according to a survey and draft made by James H. Patton, R.S., on September 21, 1972.

IMPROVED WITH a residential dwelling bearing the street address of 800 Mifflin-Nescopeck Highway, Nescopeck, PA 18635

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right-of-way extending southwardly from Route No. 339 across the northeasterly corner of adjacent land of the prior Grantors as a means of access to the above described premises.

BEING the same premises sold and conveyed to Arthur C. Snyder and Abigail A. Snyder, his wife, by Deed of Evelyn B. Lynch, widow, dated June 16, 1986 and recorded June 17, 1986 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 368 at page 684.

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

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FIRST FEDERAL BANK formerly : IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN :
ASSOCIATION OF HAZLETON, : COLUMBIA COUNTY
:
Plaintiff :
:
vs. : CIVIL ACTION - LAW
:
ARTHUR C. SNYDER and ABIGAIL A. : Mortgage Foreclosure
SNYDER, his wife, : *2002 ED2*
:
Defendants : NO. 1016 OF 2001

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

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: SS
COUNTY OF COLUMBIA :

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(SEAL)

BY: *Barbara N. Smith*
Deputy

*Complaint \$85.50 pd
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Plaintiff	:	
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	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 ED 2
	:	
Defendants	:	NO. 1016 OF 2001

AFFIDAVIT PURSUANT TO RULE 3129.1

Anthony J. Lucadamo, ESQUIRE, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at: 800 MIFFLIN NESCOPECK HIGHWAY, NESCOPECK, PA.

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

Name:	Address:
ARTHUR C SNYDER	800 MIFFLIN NESCOPECK HIGHWAY NESCOPECK PA 18635
ABIGAIL A SNYDER	258 WEST STREET BLOOMSBURG PA 17815

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

Name:	Address:
ARTHUR C SNYDER	800 MIFFLIN NESCOPECK HIGHWAY NESCOPECK PA 18635
ABIGAIL A SNYDER	258 WEST STREET BLOOMSBURG PA 17815

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

Name:

Address:

NONE

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

Name:

Address:

FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF HAZLETON
NOW BY MERGER FIRST FEDERAL
BANK

12 EAST BROAD STREET
HAZLETON PA 18201

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

Name:

Address:

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:

Address:

WATER DEPT

C/O WILLIAM HARTZELL, III
204 WEST THIRD STREET
MIFFLINVILLE PA 18631

MIFFLIN TOWNSHIP TAX COLLECTOR

C/O SUSAN NEVEL
EAST FIFTH ST
P O BOX 371
MIFFLINVILLE PA 18631

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:

Name:

Address:

DOMESTIC RELATIONS OFFICE

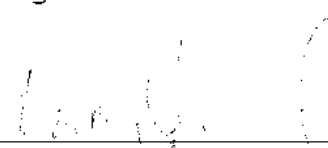
COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG, PA 17815

TAX CLAIM BUREAU OF COLUMBIA
COUNTY

COLUMBIA COUNTY COURT HOUSE
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.

DATE: January 9, 2002



Anthony J. Lucadamo, Esquire
Attorney for Plaintiff

KENNEDY AND LUCADAMO, P.C.
BY: Anthony J. Lucadamo, Esquire
Attorney I.D. No.: 19608
200 West Chapel Street
Hazleton, PA 18201
(570) 459-2440

FIRST FEDERAL BANK formerly	:	IN THE COURT OF COMMON PLEAS OF
FIRST FEDERAL SAVINGS AND LOAN	:	
ASSOCIATION OF HAZLETON,	:	COLUMBIA COUNTY
	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	Mortgage Foreclosure
ARTHUR C. SNYDER and ABIGAIL A.	:	
SNYDER, his wife,	:	2002 EB 2
	:	
Defendants	:	NO. 1016 OF 2001

AFFIDAVIT PURSUANT TO RULE 3129.1

Anthony J. Lucadamo, ESQUIRE, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at: 800 MIFFLIN NESCOPECK HIGHWAY, NESCOPECK, PA.

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

Name:	Address:
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ABIGAIL A SNYDER	258 WEST STREET BLOOMSBURG PA 17815

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FIRST FEDERAL SAVINGS AND
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12 EAST BROAD STREET
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Name:

Address:

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Name:

Address:

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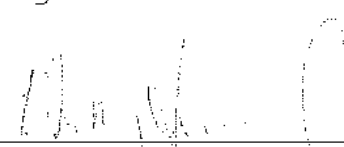
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DATE: January 9, 2002



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By virtue of a Writ of Execution No. 2 of 2002, issued out of the Court of Common Pleas of Columbia County, Civil Division, to me 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 _____, 2002, at _____ 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 and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner set in the southerly line of the right-of-way of State Highway route No. 339 leading from Mifflinville to Nescopeck and in the westerly line of other lands now or late of Charles R. Seesholtz and R.S. Seesholtz and running thence along the westerly line of other lands now or late of said Seesholtz, South 2 degrees 30 minutes West, 188.7 feet to a stake corner; thence continuing along the northerly line of other lands now or late of said Seesholtz, South 89 degrees 17 minutes West, 235.5 feet to a nail corner set in a buried railroad tie; thence running along the easterly line of other lands now or late of said Seesholtz, North 2 degrees 53 minutes East, 133.8 feet to a stake corner; thence continuing along the same, North 3 degrees 03 minutes West, 115.2 feet to a stake corner in the southerly line of the aforesaid State Highway; thence running along the southerly line of said State Highway, South 76 degrees 40 minutes East, 248 feet to a stake corner, the place of BEGINNING.

CONTAINING 1.18 acres of land according to a survey and draft made by James H. Patton, R.S., on September 21, 1972.

IMPROVED WITH a residential dwelling bearing the street address of 800 Mifflin-Nescopeck Highway, Nescopeck, PA 18635

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right-of-way extending southwardly from Route No. 339 across the northeasterly corner of adjacent land of the prior Grantors as a means of access to the above described premises.

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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 FEDERAL BANK, FORMERLY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON vs. ARTHUR C. SNYDER and ABIGAIL A. SNYDER, his wife, and will be sold by

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CONTAINING 1.18 acres of land according to a survey and draft made by James H. Patton, R.S., on September 21, 1972.

IMPROVED WITH a residential dwelling bearing the street address of 800 Mifflin-Nescopeck Highway, Nescopeck, PA 18635

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right-of-way extending southwardly from Route No. 339 across the northeasterly corner of adjacent land of the prior Grantors as a means of access to the above described premises.

BEING the same premises sold and conveyed to Arthur C. Snyder and Abigail A. Snyder, his wife, by Deed of Evelyn B. Lynch, widow, dated June 16, 1986 and recorded June 17, 1986 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 368 at page 684.

KENNEDY AND LUCADAMO, P.C.

ATTORNEYS AT LAW

TRUST ACCOUNT/MOLTA ACCOUNT

200 W. CHAPEL ST.

HAZLETON, PA 18201

459-2440 Bame

FIRST FEDERAL BANK
HAZLETON, PENNSYLVANIA 18201

60-7243-2313

5446

1/8/02

PAY TO THE
ORDER OF Columbia Cnty. Sheriff

\$**1,350.00

One Thousand Three Hundred Fifty and 00/100***** DOLLARS

MEMO Sheriff Sale Costs/FF/Snyder

⑈005446⑈ ⑈231372439⑈5 010037133⑈

Andy Snyder

Details on back.



Security Features Included



FIRST FEDERAL
BANK

12 E. BROAD STREET
HAZLETON, PA 18201
570-459-3721

901621

60-7243
2313

DATE March 27, 2002

\$ 1,128³²/₁₀₀

PAY
TO
THE
ORDER
OF

COLUMBIA COUNTY SHERIFF**

ACCOUNTS PAYABLE

AUTHORIZED SIGNATURE

E. Lee Beard

⑈901621⑈ ⑆231372439⑆5 019999002⑈

SHERIFF'S SALE

WEDNESDAY MARCH 27, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 2 OF 2002 ED AND CIVIL WRIT NO. 1016 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner set in the southerly line of the right-of-way of State Highway route No.339 leading from Mifflinville to Nescopeck and in the westerly line of other lands now or late of Charles R. Seesholtz and R.S. Seesholtz and running thence along the westerly line of other lands now or late of said Seesholtz, South 2 degrees 30 minutes West, 188.7 feet to a stake corner; thence continuing along the northerly line of other lands now or late of said Seesholtz, South 89 degrees 17 minutes West, 235.5 feet to a nail corner set in a buried railroad tie; thence running along the easterly line of other lands now or late of said Seesholtz, North 2 degrees 53 minutes East, 133.8 feet to a stake corner; thence continuing along the same, North 3 degrees 03 minutes West, 115.2 feet to a stake corner in the southerly line of the aforesaid State Highway; thence running along the southerly line of said State Highway, South 76 degrees 40 minutes East, 248 feet to a stake corner, the place of BEGINNING.

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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 within (8) days after the sale is 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 a 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.

Plaintiff's Attorney
Anthony J. Lucadamo, Esq.
200 West Chapel Street
Hazleton, PA 18201

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffcolumbiacounty.com