

SHERIFF'S SALE COST SHEET

MEELS vs. Snyder
 NO. 162-04 ED NO. 328-03 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>344.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>598.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>823.40</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>			

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>623.76 x .02 (poundage)</u>	\$ <u>12.48</u>
TOTAL ***** \$ <u>12.48</u>	

TOTAL COSTS (OPENING BID) \$ 1325.38

2000.00 Dep.

674.62 Refund

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

162

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY
MICHAEL T. McKEEVER

December 1, 2004

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX :570-389-5625

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs.
CLYRIE A. SNYDER and MARVIN W. SNYDER
Term No. 2003-CV-1328

Property address:

129 East Sixth Street
Berwick, PA 18603

Sheriff's Sale Date: December 08, 2004

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 623.76 towards my client's debt.

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/aju

cc: Nancy Gray
COUNTRYWIDE HOME LOANS INC.
Acct. #1198924

162

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY*
MICHAEL T. McKEEVER*

RENEE M. POZZUOLI-BUECKER*
KRISTINA G. MURTLA*

*PA & NJ BAR

SUITE 5000
Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
FAX (215) 627-7734

SENTRY OFFICE PLAZA
SUITE 420
216 ILADDON AVENUE
WESTMONT, NJ 08108
(856) 858-3242
FAX (856) 858-2997

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

November 5, 2004

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2003-CV-1328
CLYRIE A. SNYDER and MARVIN W. SNYDER

Dear Sir/Madam:

The above case may be sold on December 08, 2004. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/



Joseph A. Goldbeck, Jr.

JAG/lmb

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for PlaintiffMORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

7105 Corporate Drive

PTX B-35

Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER

MARVIN W. SNYDER

Mortgagor(s) and**Record Owner(s)**

129 East Sixth Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2003-CV-1328

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached)~~ *Served 10/1/04 per Wendy @ Sheriff's Office*
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

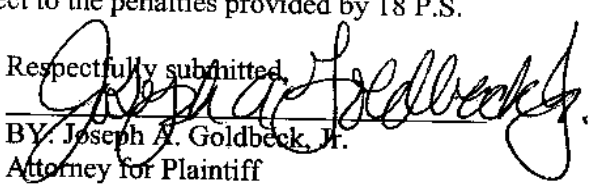
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


 BY: Joseph A. Goldbeck, Jr.
 Attorney for Plaintiff

7160 3901 9848 6481 8388

7160 3901 9848 6481 8395

TO: SNYDER, CLYRIE
CLYRIE A. SNYDER
 129 East Sixth Street
 Berwick, PA 18603

TO: SNYDER, MARVIN W.
MARVIN W. SNYDER
 129 East Sixth Street
 Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 September 28, 2004

REFERENCE: SNYDER, CLYRIE A. / CWD-3066
 12/8/04 - Columbia

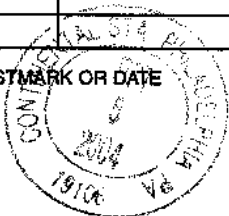
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
 Certified Mail**

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE



SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 September 28, 2004

REFERENCE: SNYDER, CLYRIE A. / CWD-3066
 12/8/04 - Columbia

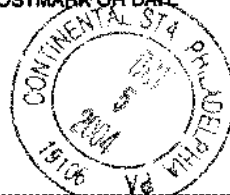
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
 Certified Mail**

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE



GOLDBECK McCAFFERTY & McKEEVER
 Mellon Independence Center, Suite 5000
 701 Market Street
 Philadelphia, PA 19106-1532

PS Form 3877, April 1989

MD-3066/Snyder

Complete by Typewriter, Ink, or Ball Point Pen

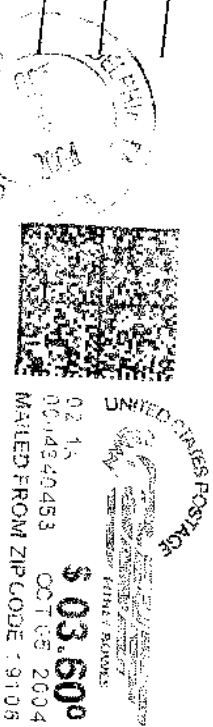
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonreplaceable documents under Express Mail domestic insurance is \$500. The maximum indemnity payable for international insurance is \$20,000 per Domestic Mail Manual R500, 5912, and 5921 for limitations of coverage on insured and COD mail. See International Mail Standard Mail (S) parcels.

Line	Sender Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender if COD	RK Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1		PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675													
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY Suite A 700 Sawmill Road Bloomsburg, PA 17815													
3		PG ENERGY 24 W. 24TH STREET WILLIAMSPORT, PA 17701													
4		TENANT/OCCUPANT 129 East Sixth Street Berwick, PA 18603													
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster: For (Name of receiving employ, etc.)												

Check type of mail:
☐ Express
☐ Registered
☐ Insured
☐ COD

Return Service: For (if "Return to Sender" or "Return to Addressee")
☐ Certified
☐ Insured
☐ Del. Confirmation (DC)

If Registered Mail, check below:
☐ Insured
☐ Not Insured
 Attach stamp here if issued as certificate of mailing, or for additional copies of this bill.
 Postmark and Date of Receipt



Columbia

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

Article Number

Address (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

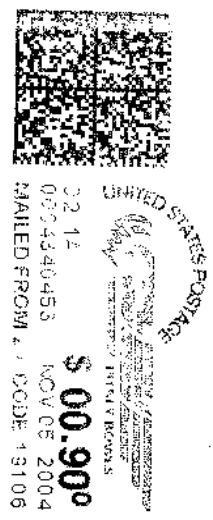
SC Fee

SH Fee

RD Fee

RR Fee

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815



Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1												
2												
3												
4												
5												
6												
7												
8												

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Columbia

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

7105 Corporate Drive

PTX B-35

Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER

MARVIN W. SNYDER

Mortgagor(s) and Record Owner(s)

129 East Sixth Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2003-CV-1328

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

PG ENERGY
24 W. 24TH STREET
WILLIAMSPORT, PA 17701

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

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

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


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.

TENANT/OCCUPANT
129 East Sixth Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: November 5, 2004


GOLDBECK McCAFFERTY & McKEEVER
By: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

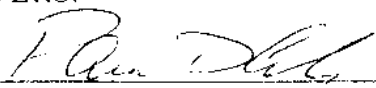
CLYRIE AND MARVIN SNYDER

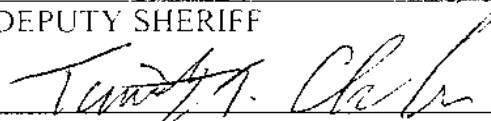
WRIT OF EXECUTION #162 OF 2004 ED

POSTING OF PROPERTY

NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CLYRIE AND MARVIN SNYDER AT 129 E. 6TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

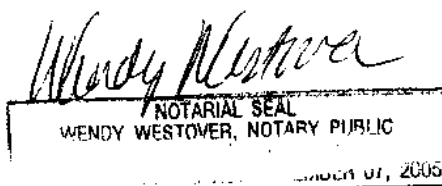
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF NOVEMBER 2004



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 162ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CLYRIE A SNYDER
MARVIN W. SNYDER

AFFIDAVIT OF SERVICE

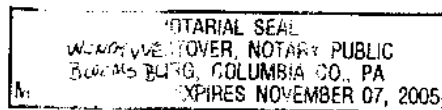
NOW, THIS FRIDAY, OCTOBER 01, 2004, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MARVIN SNYDER AT 129 E. 6TH
ST., BERWICK BY HANDING TO GREG SNYDER, SON, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, OCTOBER 01, 2004



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 162ED2004
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CLYRIE A SNYDER
MARVIN W. SNYDER

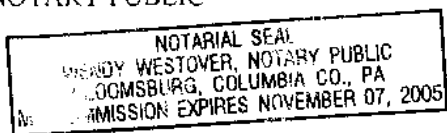
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 01, 2004, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CLYRIE SNYDER AT 129 E. 6TH
ST., BERWICK BY HANDING TO GREG SNYDER, SON, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, OCTOBER 01, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



October 27, 2004

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

**CLYRIE A. SNYDER
MARVIN W. SYNDER**

DOCKET # 162ED2004

JD # 1328JD2003

Dear Timothy:

The outstanding balance on sewer account #100383 for the property located at 129 E. 6th Street, Berwick, Pa through December 2004 is \$60.00. The original amount quoted to you on October 8th has been updated due to collection of their delinquent bills through September 30, 2004.

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

Sincerely,


Kristy Romig
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

BERWICK AREA JOINT SEWER AUTHORITY
1108 FREAS AVENUE
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX # (570) 752-8479

DATE: October 27, 2004

NUMBER OF PAGES
(Including cover page) 2

To: Timothy T. Chamberlain

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff sale letter - REVISED

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

KR
Facsimile Operator

TAX NOTICE 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI: 9:30am
 -4pm DURING DISCT. CLOSED WED
 FRI AND HOLIDAY AFTER DISCT.
 PHONE 570-752-7442

M SNYDER MARVIN W & CLYRIE A
 129-131 EAST SIXTH STREET
 BERWICK PA 18603

T
O

FOR BERWICK AREA SCHOOL DISTRICT DATE 08/01/2004 BILL# 003726

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	21352	39.400	824.44	841.27	925.40
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
PAY THIS AMOUNT			824.44	841.27	925.40
IF PAID ON OR BEFORE			Sept 30	Nov 30	Dec 1-15

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION
 PARCEL 04A04 00600000
 129 E SIXTH ST
 19991-0057
 0.16 ACRES
 2839.00
 18513.00
 9/2/04
 THIS TAX RETURNED TO COURT HOUSE: December 15, 2004

Original

Custom Mtg CH 000030432
 CK 82444

Tax Notice 2004 County & Municipality

MAKE CHECKS PAYABLE TO:
 Connie C GINGER
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI: 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SNYDER MARVIN W & CLYRIE A
 129-131 EAST SIXTH STREET
 BERWICK PA 18603

If you desire a receipt, send this addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA COUNTY

DATE 03/01/2004

BILL NO. 5948

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,352	5.646	118.14	120.55	132.61
SINKING		.845	17.68	18.04	19.84
LIGHT		.75	15.69	16.01	16.81
FIRE		1.25	26.16	26.69	28.02
BORO RE		6.1	127.64	130.25	136.76
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			305.31	311.54	334.04
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

CNTY	TWP	Amount
2 %	2 %	
Penalty 10 %	5 %	
PARCEL: 04A-04		
129 E SIXTH ST		
1629 Acres	Land	4,430
	Buildings	18,513
	Total Assessment	21,352

CK 33404

FILE COPY

CK 82444

9/2

Tim the 2004 taxes were paid
 by Countrywide Mtg.
 162

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 04-OCT-04

FEE: \$5.00

CERT. NO: 0

SNYDER MARVIN W & CLYRIE A
129-131 EAST SIXTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED
LOCATION: 129 E SIXTH STREET
PARCEL: 04A-04 -006-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2002	PRIM	0.00	0.00	0.00	0.00
2003	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2004

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Sheriff Timothy Chamberlain

J.B.

162
A. Signature ☒ Agent ☒ Addressee
B. Received by (Printed Name) James J. Howard
C. Date of Delivery 10/6/2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label)
7004 0550 0000 7003 5445

102595-02-M-1540
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

Article Number (Transfer from service label)
7004 0550 0000 7003 5501
S Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1540

162
A. Signature ☒ Agent ☒ Addressee
B. Received by (Printed Name) James J. Howard
C. Date of Delivery 10/6/2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

162
COMPLETE THIS SECTION ON DELIVERY
A. Signature ☒ Agent ☒ Addressee
B. Received by (Printed Name) James J. Howard
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

Article Number (Transfer from service label)
7004 0550 0000 7003 5525
S Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1540

162
A. Signature ☒ Agent ☒ Addressee
B. Received by (Printed Name) James J. Howard
C. Date of Delivery 10/6/2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED
CLYRIE SNYDER
129 E. 6TH ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON 6 DEC SNYDER

RELATIONSHIP SON IDENTIFICATION _____

DATE 10-01-04 TIME 1050 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Phu Dill

DATE

10-01-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARVIN SNYDER	WRIT OF EXECUTION - MORTGAGE
129 E. 6TH ST.	FORECLOSURE
BERWICK	

SERVED UPON GRACE SNYDER

RELATIONSHIP Son IDENTIFICATION _____

DATE 10-01-04 TIME 1050 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Plu T. Ch.

DATE 10-01-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2004

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
129-131 E. 6TH ST.	FORECLOSURE
BERWICK	

SERVED UPON GREG SNYDER

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 10-11-04 TIME 1050 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

P. L. D. L.

DATE 10-11-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-01-04 TIME 1110 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

John D. [Signature]

DATE

10-01-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 10-01-04 TIME 1000 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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

Pat Dill

DATE

10-01-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/30/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Jessie A. Snyder* *Cust Svs*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-01-04 TIME 8:15 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Phu Dill

DATE

10-01-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/30/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 162ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT CLYRIE A SNYDER
MARVIN W. SNYDER

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Rene Neubart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-1-04 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Rene Neubart DATE 10-01-04

REAL ESTATE OUTLINE

ED # 162-04

DATE RECEIVED 9-30-04
DOCKET AND INDEX 10-1-04
SET FILE FOLDER UP 10-1-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$~~1,350.00~~ OR 2000.00 ✓ CK# 209406

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

SALE DATE Dec, 8, 2004 TIME 1130
POSTING DATE Nov. 3
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov, 17
2ND WEEK 24
3RD WEEK Dec. 1, 04

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 162 OF 2004 ED AND CIVIL WRIT NO. 1328 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, ON THE NORTH SIDE OF SIXTH STREET, BETWEEN MARKET AND PINE STREETS, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF SIXTH STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 88; THENCE NORTHERLY ALONG LOT NO. 88, A DISTANCE OF 90-3/4 FEET TO A CERTAIN LOT NOW OR LATE OF JOSEPH W. FREAS; THENCE EASTERLY ALONG THE SAME AND LOT NOW OR LATE OF CARRIE R. FOULK, PARALLEL WITH SIXTH STREET, A DISTANCE OF 78-1/4 FEET TO LINE OF LOT NO. 91; THENCE SOUTHERLY ALONG SAID LOT NO. 91, A DISTANCE OF 90-3/4 FEET TO SIXTH STREET; THENCE WESTERLY ALONG SAID SIXTH STREET, A DISTANCE OF 78-1/4 FEET TO CORNER, THE PLACE OF BEGINNING.

ON WHICH IS ERECTED A LARGE TWO STORY FRAME DOUBLE DWELLING HOUSE.

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
Joseph A. Goldbeck, Jr.
111 S. Independence Mall East
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

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ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, ON THE NORTH SIDE OF SIXTH STREET, BETWEEN MARKET AND PINE STREET'S, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

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ON WHICH IS ERECTED A LARGE TWO STORY FRAME DOUBLE DWELLING HOUSE.

TERMS OF SALE

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
111 S. Independence Mall East
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 162 OF 2004 ED AND CIVIL WRIT NO. 1328 OF 2003 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:

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BEGINNING AT A POINT ON THE NORTH SIDE OF SIXTH STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 88; THENCE NORTHERLY ALONG LOT NO. 88, A DISTANCE OF 90-3/4 FEET TO A CERTAIN LOT NOW OR LATE OF JOSEPH W. FREAS; THENCE EASTERLY ALONG THE SAME AND LOT NOW OR LATE OF CARRIE R. FOULK, PARALLEL WITH SIXTH STREET, A DISTANCE OF 78-1/4 FEET TO LINE OF LOT NO. 91; THENCE SOUTHERLY ALONG SAID LOT NO. 91, A DISTANCE OF 90-3/4 FEET TO SIXTH STREET; THENCE WESTERLY ALONG SAID SIXTH STREET, A DISTANCE OF 78-1/4 FEET TO CORNER, THE PLACE OF BEGINNING.

ON WHICH IS ERECTED A LARGE TWO STORY FRAME DOUBLE DWELLING HOUSE.

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.

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
111 S. Independence Mall East
Philadelphia, PA 19106

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

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2003-CV-1328

2004-ED-162

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

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:

PREMISES: 129 East Sixth Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$37,834.37

Interest From 06/01/2003
Through 09/28/2004

(Costs to be added)

Dated:

9/30/2004

Fanni B. Rine

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Barron, Dep.

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
(Mortgagor(s) and Record Owner(s))
129 East Sixth Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-1328

2004-ED-162

AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

PG ENERGY
24 W. 24TH STREET
WILLIAMSPORT, PA 17701

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

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

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

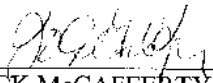
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANT/OCCUPANT
129 East Sixth Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: September 28, 2004



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKcever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
(Mortgagor(s) and Record Owner(s))
129 East Sixth Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-1328

2004-ED-162

AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

MARVIN W. SNYDER
129 East Sixth Street
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

2004-ED-162

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

PG ENERGY
24 W. 24TH STREET
WILLIAMSPORT, PA 17701

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

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

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


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.

TENANT/OCCUPANT
129 East Sixth Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: September 28, 2004



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632
Plaintiff

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
Mortgagor(s) and Record Owner(s)

129 East Sixth Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2003-CV-1328

2004-ED-162

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SNYDER, CLYRIE
CLYRIE A. SNYDER
129 East Sixth Street
Berwick, PA 18603

Your house at 129 East Sixth Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at _____, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$37,834.37 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. against you.

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108

Jospeh A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
Mortgagor(s) and Record Owner(s)
129 East Sixth Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

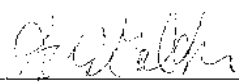
ACTION OF
MORTGAGE FORECLOSURE

NO. 2003-CV-1328

2004-ED-162

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

CLYRIE A. SNYDER
MARVIN W. SNYDER
Mortgagor(s) and Record Owner(s)

129 East Sixth Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION – LAW

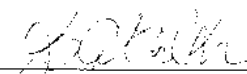
ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-1328

2004 ED 162

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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, ON THE NORTH SIDE OF SIXTH STREET, BETWEEN MARKET AND PINE STREETS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF SIXTH STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 88; THENCE NORTHERLY ALONG LOT NO. 88, A DISTANCE OF $90\frac{3}{4}$ FEET TO A CERTAIN LOT NOW OR LATE OF JOSEPH W. FREAS; THENCE EASTERLY ALONG THE SAME AND LOT NOW OR LATE OF CARRIE R. FOULK, PARALLEL WITH SIXTH STREET, A DISTANCE OF $78\frac{1}{4}$ FEET TO LINE OF LOT NO. 91; THENCE SOUTHERLY ALONG SAID LOT NO. 91, A DISTANCE OF $90\frac{3}{4}$ FEET TO SIXTH STREET; THENCE WESTERLY ALONG SAID SIXTH STREET, A DISTANCE OF $78\frac{1}{4}$ FEET TO CORNER, THE PLACE OF BEGINNING.

ON WHICH IS ERECTED A LARGE TWO STORY FRAME DOUBLE DWELLING HOUSE.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, ON THE NORTH SIDE OF SIXTH STREET, BETWEEN MARKET AND PINE STREETS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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ON WHICH IS ERECTED A LARGE TWO STORY FRAME DOUBLE DWELLING HOUSE.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	COURT NUMBER 2003-CV-1328	
DEFENDANT/S/ CLYRIE A. SNYDER and MARVIN W. SNYDER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CLYRIE A. SNYDER and MARVIN W. SNYDER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
129 East Sixth Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

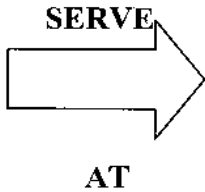
DATE
September 28, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	COURT NUMBER 2003-CV-1328	
DEFENDANT/S/ CLYRIE A. SNYDER and MARVIN W. SNYDER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MARVIN W. SNYDER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
129 East Sixth Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322


DATE
September 28, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CLYRIE A. SNYDER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
129 East Sixth Street, Berwick, PA 18603

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PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
September 28, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106

FIRSTRUST

3-7380/2360

209406

09/28/2004

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MEMO *Snyder*

MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE

⑈ 209406 ⑈ ⑈ 2360 7380 ⑈ 70 1100018 ⑈



Security features. Details on back.