

SHERIFF'S SALE COST SHEET

MAIT rank vs. Snyder
 NO. 157-10 ED NO. 5-5-10 JD DATE/TIME OF SALE Snyder

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>115.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>1.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>311.50</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		\$ _____

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 *****		\$ _____

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 586.50

2000.00 *1300.00*
2000.00 *1300.00*
 Total *21413.50*

LAW OFFICES
ELION, WAYNE, GRIECO,
CARLUCCI, SHIPMAN, DINGES & DINGES, P.C.

570-326-2443
WWW.ELIONWAYNE.COM

Fax
570-326-1585

WILLIAM P. CARLUCCI
ROBERT GRONIN
CHRISTINA L. DINGES
MICHAEL A. DINGES
ROBERT B. ELION
ANTHONY J. GRIECO II
DAVID K. HOWIS
DAVID C. SHIPMAN
KRISTINE L. WALTZ
ROBERT B. WAYNE

December 21, 2010

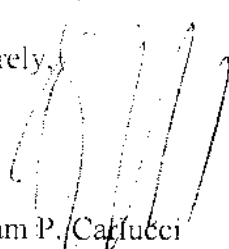
Columbia County Courthouse
ATTN: Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: M&T Bank v. Richard A. and Lori J. Snyder
603-CV-2010

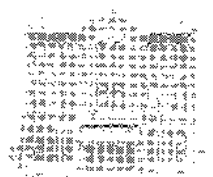
Dear Sheriff:

The Defendants filed bankruptcy. That will stay the sale. Please do not advertise.

Sincerely,


William P. Carlucci

WPC/ds



**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

Notice of Chapter 13 Bankruptcy Case, Meeting of Creditors, & Deadlines

The debtor(s) listed below filed a Chapter 13 bankruptcy case on December 15, 2010. You may be a creditor of the debtor. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office or electronically through "PACER" (Public Access to Court Electronic Records). **NOTE:** The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations.

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Richard Allen Snyder
19 Singletree Drive
Bloomsburg, PA 17815

Lori J. Snyder
19 Singletree Drive
Bloomsburg, PA 17815

Case Number:
5:10-bk-10059-JJT

Social Security No. or Taxpayer ID Nos.:
180-60-8506
193-62-2624

Attorney for Debtor(s) (name and address):

Daniel J. Rheam
533 North Derr Drive
Lewisburg, PA 17837
Telephone number: 570 524-2344

Bankruptcy Trustee (name and address):

Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
Telephone number: 717 566-6097

Meeting of Creditors:

All individual debtors must provide picture identification and proof of social security number to the trustee at the meeting of creditors.

Date: **February 7, 2011**

Time: **11:00 AM**

Location: **Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA**

Deadlines:

Papers must be *received* by the bankruptcy clerk's office by the following deadlines:

**Deadline to File a Proof of Claim
PROOF OF CLAIM FORM IS INCLUDED.**

All creditors who file proof of claim **MUST** serve a true copy of said claim upon the
Chapter 13 Case Trustee.

For all creditors (except a governmental unit): **May 8, 2011**
For a governmental unit (except as otherwise provided in Fed. R. Bankr. P. 3002(c)(1)):
180 DAYS FROM THE ORDER GRANTING RELIEF

CREDITORS WITH A FOREIGN ADDRESS

A creditor to whom this notice is sent at a foreign address should read the information under "Claims" on the reverse side.

Deadline to Object to Exemptions:

Thirty (30) days after the *conclusion* of the meeting of creditors.

**Deadline to Object to Debtor's Discharge or to
Challenge Dischargeability of Certain Debts: April 8, 2011**

Filing of Proposed Plan, Objections to the Plan:

The plan will be forwarded at a later date with the notice of the confirmation hearing.

Any objections filed to the plan that are not settled prior to the confirmation hearing will be heard at the confirmation hearing.

If no objections are filed, the court may enter an order confirming the plan.

You will receive separate notice of the confirmation hearing and deadline for objections to confirmation of the plan.

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property, and certain codebtors. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Address of the Bankruptcy Clerk's Office:

U.S. Bankruptcy Court
274 Max Rosenn U.S. Courthouse
197 South Main Street
Wilkes-Barre, PA 18701
(570) 831-2500

For the Court:

Clerk of the Bankruptcy Court:
Terrence S. Miller

Hours Open: Monday – Friday 9:00 AM – 4:00 PM

Date: December 15, 2010

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

M&T BANK

Docket # 157ED2010

VS

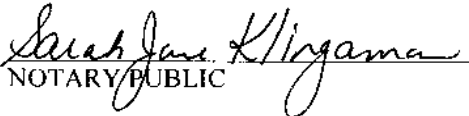
MORTGAGE FORECLOSURE

RICHARD A. SNYDER
LORI J. SNYDER

AFFIDAVIT OF SERVICE

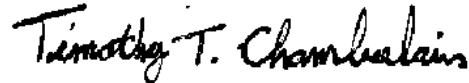
NOW, THIS FRIDAY, NOVEMBER 12, 2010, AT 12:22 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LORI SNYDER AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO LORI SNYDER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, NOVEMBER 12, 2010


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
R. TONKINSON
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

M&T BANK

Docket # 157ED2010

VS

MORTGAGE FORECLOSURE

**RICHARD A. SNYDER
LORI J. SNYDER**

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, NOVEMBER 12, 2010, AT 8:48 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD SNYDER AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO RICHARD SNYDER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, NOVEMBER 12, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

X
K. Rospendowski
K. ROSPENDOWSKI
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 11/1/2010

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN P.C.

PERSON/CORP TO SERVED
LORI SNYDER
19 SINGLETREE DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lori Snyder

RELATIONSHIP Wife IDENTIFICATION _____

DATE 11-12-10 TIME 1222 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) _____

336-0003

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>11-08-10</u>	<u>1527</u>	<u>14/S</u>	<u>L/C</u>

DEPUTY [Signature] DATE 11-12-10

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Board of Directors

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

November 10, 2010

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Richard A Snyder
Lori J. Snyder.
540 West Third Street Rear
Bloomsburg, Pa. 17815

Docket # 157ED2010

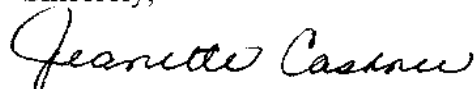
JD# 603JD2010

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: S J. ARTER
DATE RECEIVED 11/1/2010

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN &
IRWIN P.C.

PERSON/CORP TO SERVED
RICHARD SNYDER
19 SINGLETREE DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Richard Snyder

RELATIONSHIP SELF IDENTIFICATION _____

DATE 11/12/10 TIME 08:48 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 [Signature] DATE 11-12-10
 coming in on 11/12/2010

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: *1/ J. ARTER*
DATE RECEIVED 11/1/2010

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN &
IRWIN P.C.

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON *Snyder + Casher*

RELATIONSHIP *Employee* IDENTIFICATION _____

DATE *11-08-10* TIME *10:48* 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 *[Signature]* DATE *11-08-10*

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 11/1/2010

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN P.C.

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Mary Ward

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 11-08-10 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 [Signature] DATE 11-08-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: 17
DATE RECEIVED 11/1/2010

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN &
IRWIN P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Marcus Cole

RELATIONSHIP Employee IDENTIFICATION _____

DATE 11-08-10 TIME 8:26 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 Ray Taylor DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: 14/
DATE RECEIVED 11/1/2010

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 157ED2010

PLAINTIFF M&T BANK

DEFENDANT RICHARD A. SNYDER
LORI J. SNYDER

ATTORNEY FIRM ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN &
IRWIN P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Heather Hyatt

RELATIONSHIP Employee IDENTIFICATION _____

DATE 11-03-10 TIME 02:15 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 [Signature] DATE 11-03-10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:08-NOV-10

FEE:\$5.00

CERT. NO8969

SNYDER RICHARD A & LORI J
19 SINGLETREE DR
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 0497-0820
LOCATION: W ANTHONY AVE BLOOMSBURG
PARCEL: 05W-07 -152-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PR1M	713.70	17.83	0.00	731.53
2008	PR1M	962.10	17.83	0.00	979.93
TOTAL DUE :					\$1,711.46

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

REAL ESTATE OUTLINE

ED # 157-10

DATE RECEIVED 1-1-10
DOCKET AND INDEX 1-2-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	<i>copy 1-2-10</i>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>1114501</u>

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

SALE DATE	<u>Feb. 9, 11</u>	TIME <u>0830</u>
POSTING DATE	<u>Jan 5, 11</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 19</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>Feb. 2 11</u>	

Document Receipt

Trans # 40708 Carrier / service: POST 2PM 11/2/2010

Ship to: 40708

M&T BANK

10 REITZ BOULEVARD

Tracking #: 9171924291001000005438

Doc Ref #: 157ED2010

LEWISBURG PA 17837

Document Receipt

Trans # 40709 Carrier / service: POST 2PM 11/2/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000005445

DEPARTMENT 281230

Doc Ref #: 157ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 40710 Carrier / service: POST 2PM 11/2/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000005452

Doc Ref #: 157ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 40711 Carrier / service: POST 2PM 11/2/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000005469

Doc Ref #: 157ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 40712 Carrier / service: POST 2PM 11/2/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005476

Doc Ref #: 157ED2010

PHILADELPHIA PA 19106

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 157 OF 2010 ED AND CIVIL WRIT NO. 603 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot or piece or ground situate in the Town of Bloomsburg, County of Columbia described as follows to wit:

BEGINNING at P. K. nail (set) at the northwest R/W intersection of Mary Avenue and Anthony Avenue; thence along the northerly R/W of said Anthony Avenue S 67 degrees 54 minutes 30 seconds West 50.00 feet to a drill hole in concrete (set) common corner with lands of Hugh W. and Julia M. Gross; thence along lands of said Gross N 22 degrees 05 minutes 30 seconds West 118.41 feet to a rebar (set) common corner with lands of David Spiwak (Lot No.1); thence along lands of Spiwak (Lot No.1) N 67 degrees 54 minutes 30 seconds East 50.00 feet to a P. K. nail (set) on the westerly R/W of the aforesaid Mary Avenue; thence along the westerly R/W of said Mary Avenue S 22 degrees 05 minutes 30 seconds East 118.41 feet to a P. K. nail (set) the place of beginning.

CONTAINING 5,920.50 square feet of land in all.

The above described tract of land is more fully shown as Lot No.2 on a survey drafted by Beishline Surveying of Stillwater, PA and dated January 21, 1992. The parcel bears Columbia County Parcel 05W-07-152-01. The parcel contains a commercial building.

a/k/a 540 West Third Street Rear, Bloomsburg, P A 17815

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
William Carlucci
125 East Third Street
Williamsport, PA 17701

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

____ LAW OFFICES _____
ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.

570-326-2443
WWW.ELIONWAYNE.COM

FAX
570-326-1585

WILLIAM P. CARLUCCI
CHRISTINA L. DINGES
MICHAEL A. DINGES
ROBERT B. ELION
ANTHONY J. GRIECO II
DAVID K. IRWIN
DAVID C. SHIPMAN
KRISTINE L. WALTZ
ROBERT B. WAYNE

November 4, 2010

Columbia County Courthouse
ATTN: Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815


RE: M&T Bank v. Richard A. and Lori J. Snyder
603-CV-2010

Dear Sheriff:

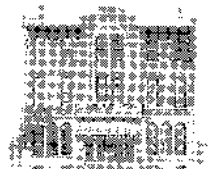
The Plaintiff waives posting a watchman in connection with the above referenced Sheriff Sale.

I also enclose an Affidavit with regard to military service.

Sincerely,


William P. Carlucci

WPC/ds
Enclosure



M&T BANK
Plaintiff

v.

RICHARD A. SNYDER and
LORI J. SNYDER
Defendants

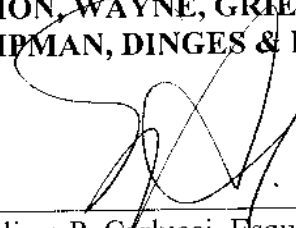
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 603 CV 2010
:
:
: CIVIL ACTION – LAW

AFFIDAVIT REGARDING MILITARY SERVICE

The undersigned, counsel for the Plaintiff, has no information which leads the undersigned to believe that either of the Defendants are currently serving on active duty in military service.

The undersigned understands that false statements made herein are made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

**ELION, WAYNE, GRIECO, CARLUCCI,
SHIPMAN, DINGES & DINGES, P.C.**



William P. Carlucci, Esquire
I.D. No. 30477, Attorney for Plaintiff
125 East Third Street
Williamsport, PA 17701
(570) 326-2443

M&T BANK
Plaintiff

v.

RICHARD A. SNYDER and
LORI J. SNYDER
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PENNSYLVANIA

: NO. 603 CV 2010

: *2010-ED-157*

: CIVIL ACTION - LAW

WRIT OF EXECUTION

Commonwealth of Pennsylvania
County of Columbia

To the Sheriff of Columbia County:

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

Property description is attached as Exhibit A.

Principal balance	\$36,901.37
Accrued interest	\$ 3,051.67
Amount due	\$39,953.04

Together with interest at the loan contract rate from March 24, 2010 along with reasonable attorney fees and cost of suit, and for foreclosure and sale of the premises.

Tam B Kline

Prothonotary of Columbia County

Kelly P Brewer

Deputy

Seal of the Court

Dated: 11-1-10

Exhibit "A"

ALL THAT CERTAIN lot or piece or ground situate in the Town of Bloomsburg, County of Columbia described as follows to wit:

BEGINNING at P. K. nail (set) at the northwest R/W intersection of Mary Avenue and Anthony Avenue; thence along the northerly R/W of said Anthony Avenue S 67 degrees 54 minutes 30 West 50.00 feet to a drill hole in concrete (set) common corner with lands of Hugh W. and Julia M. Gross; thence along lands of said Gross N 22 degrees 05 minutes 30 seconds West 118.41 feet to a rebar (set) common corner with lands of David Spiwak (Lot No. 1); thence along lands of Spiwak (Lot No.1) N 67 degrees 54 minutes 30 seconds East 50.00 feet to a P. K. nail (set) on the westerly R/W of the aforesaid Mary Avenue; thence along the westerly R/W of said Mary Avenue S 22 degrees 05 minutes 30 seconds East 118.41 feet to a P. K. nail (set) the place of beginning.

CONTAINING 5,920.50 square feet of land in all.

The above described tract of land is more fully shown as Lot No. 2 on a survey drafted by Beishline Surveying of Stillwater, PA and dated January 21, 1992. The parcel bears Columbia County Parcel 05W-07-152-01. The parcel contains a commercial building.

a/k/a 540 West Third Street Rear, Bloomsburg, PA 17815.

M&T BANK
Plaintiff

v.

RICHARD A. SNYDER and
LORI J. SNYDER
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PENNSYLVANIA

: NO. 603 CV 2010

: 2010-ED-157
: CIVIL ACTION - LAW

NOTICE PURSUANT TO Pa.R.C.P. 3129.2

TO: The Defendant listed in the matter captioned above, and to all owners or reputed owners or lien holders in connection with the real property described in Exhibit A attached hereto:

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment entered in the matter captioned above, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Columbia County Courthouse P.O. Box 380, Bloomsburg, Pennsylvania 17815, on _____ at _____ m. the real estate and improvements erected thereon, described in Exhibit "A", attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, on a date specified by the Sheriff not later than thirty days after sale, and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten days after the filing of the schedule.

**ELION, WAYNE, GRIECO, CARLUCCI,
SHIPMAN DINGES & DINGES, P.C.**

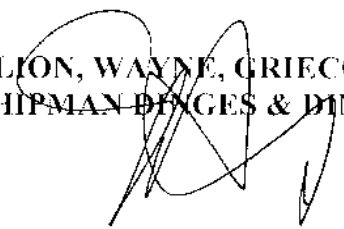

William P. Carlucci, Esquire
I.D. #30477, Attorney for Plaintiff
125 East Third Street
Williamsport, PA 17701
570-326-2443

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M&T BANK
Plaintiff

v.

RICHARD A. SNYDER and
LORI J. SNYDER
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 603 CV 2010
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: *2010-ED157*
: CIVIL ACTION - LAW

AFFIDAVIT PURSUANT TO RULE 3129.1

WILLIAM P. CARLUCCI, ESQUIRE, of Elion, Wayne, Grieco, Carlucci, Shipman & Irwin, P.C., 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 Columbia County, Pennsylvania, as more fully described on Exhibit "A" attached hereto:

1. Name and address of Owners or Reputed Owners:

Richard A. Snyder
19 Singletree Drive
Bloomsburg, PA 17815

Lori J. Snyder
19 Singletree Drive
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Richard A. Snyder
19 Singletree Drive
Bloomsburg, PA 17815

Lori J. Snyder
19 Singletree Drive
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:

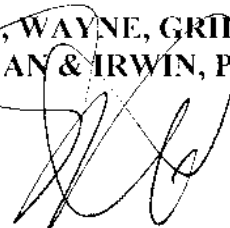
M&T Bank
10 Reitz Boulevard
Lewisburg, PA 17837

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

M&T Bank
10 Reitz Boulevard
Lewisburg, PA 17837
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 who has any record interest in the property and whose interest 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.

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.

**ELION, WAYNE, GRIBCO, CARLUCCI,
SHIPMAN & IRWIN, P.C.**



William P. Carlucci, Esquire
I.D. No. 30477, Attorney for Plaintiff
125 East Third Street
Williamsport, PA 17701
(570) 326-2443

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a/k/a 540 West Third Street Rear, Bloomsburg, PA 17815.

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

M&T Bank

Manufacturers and Traders Trust Company
GENERAL ACCOUNTING
P.O. Box 767, Buffalo, NY 14240

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

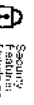
10-4/220

NO. 01114801

DATE 09/28/10

PAY SUM OF *****2,000 DOLLARS AND 00 CENTS \$*****2,000.00

PAY TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY



Security Features of Bank

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$50,000.00

Patrick J. Delaney

01114801 02200004517000073600019