

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
M&T BANK

vs.

Defendant
RICHARD A SNYDER
LORI J SNYDER

Attorney for the Plaintiff:

ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN,
DINGES & DINGES, P.C.
125 EAST THIRD STREET
WILLIAMSPORT, PA 17701

Sheriff's Sale Date: Wednesday, September 14, 20

Writ of Execution No. : 2010CV603

Advance Sheriff Costs: 1,350.00

Location of the real estate: 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	2.60
Crying Sale	10.00
Service	210.00
Advertising Sale Bills & Copies	17.50
Surcharge	20.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	960.90
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	42.00
Copies	7.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,500.00

Grand Total: 1,500.00

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

by Columbia County Sheriff's Office, Inc.

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>25.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>4.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>3.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>115.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>115.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>115.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>0.00</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20__	\$ _____
SCHOOL DIST. 20__	\$ _____
DELINQUENT 20__	\$ _____
TOTAL *****	\$ _____

MUNICIPAL FEES DUE:	
SEWER 20__	\$ _____
WATER 20__	\$ _____
TOTAL *****	\$ _____

SURCHARGE FEE (DSTE)	\$ <u>20.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 135.00

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

PRAECIPE TO WITHDRAW WRIT OF EXECUTION

To the Prothonotary of Columbia County:

Kindly mark the Writ of Execution filed in the above-captioned matter as withdrawn without prejudice to re-file.


**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

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>12.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>452.50</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ <u>123.57</u>
DELINQUENT	20	\$ <u>2713.61</u>
TOTAL *****		\$ <u>3107.18</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ _____

LAW OFFICES

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

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

570-326-2443
WWW.ELIONWAYNE.COM

FAX
570-326-1585

September 13, 2011

Via Facsimile 570-389-5625

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

Dear Sheriff:

Thank you for your time in our telephone conversation today.

M&T Bank is withdrawing the Writ of Execution with regard to the Snyder matter.

Sincerely,


William P. Carlucci

WPC/ds



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

M&T BANK

vs.

Defendant

RICHARD A SNYDER
LORI J SNYDER

Attorney for the Plaintiff:

ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN,
DINGES & DINGES, P.C.
125 EAST THIRD STREET
WILLIAMSPORT, PA 17701

Sheriff's Sale Date: Wednesday, September 14, 20

Writ of Execution No. : 2010CV603

Advance Sheriff Costs: 1,350.00

Location of the real estate: 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	6.00
Crying Sale	10.00
Service	210.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	150.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	960.90
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	7.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,798.40

Municipal Costs

Current Taxes	393.57
Delinquent Taxes	2,713.61

Total Municipal Costs 3,107.18

Distribution Costs

Recording Fees	55.00
----------------	-------

Total Distribution Costs 55.00

Grand Total: 4,960.58

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff's Office, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MT Bank VS Harold & Lois Snyder

NO. 157-10 ED NO. 603-2010 JD

DATE/TIME OF SALE: Sept 14 2010

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV803

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 14, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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, P A 17815

PROPERTY ADDRESS: 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-07-152-01

Seized and taken into execution to be sold as the property of RICHARD A SNYDER, LORI J SNYDER in suit of M&T BANK.

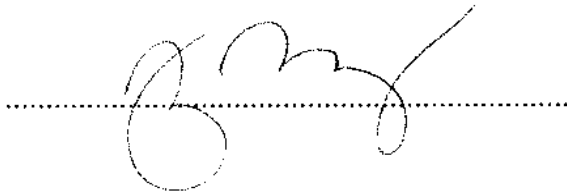
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within 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 to either 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 the 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.

Attorney for the Plaintiff: TIMOTHY T. CHAMBERLAIN, Sheriff
ELION, WAYNE, GRIECO, CARLUCCI, COLUMBIA COUNTY, Pennsylvania
SHIPMAN, DINGES & WILLIAMSPORT, PA
www.sheriffcolumbiacounty.com

} SS

on according to law deposes and says that Press Enterprise is on with its principal office and place of business at 3185 rg, County of Columbia and State of Pennsylvania, and was rch, 1902, and has been published daily, continuously in said at day and on the attached notice August 24, 31 and September ed; that the affiant is one of the officers or publisher or publisher of said newspaper in which legal advertisement was t nor Press Enterprise is interested in the subject matter of said t all of the allegations in the foregoing statement as to time, on are true.



fore me this 7th day of September, 2011

Donna L. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public

Scott Twp., Columbia County

My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and
\$.....for publishing the foregoing notice, and the
aid in full.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

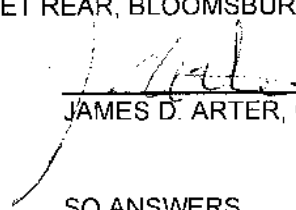


M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SHERIFF'S RETURN OF SERVICE

08/10/2011 09:30 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

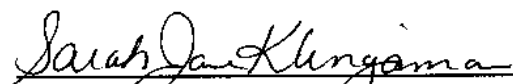
August 11, 2011

NOTARY

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

Affirmed and subscribed to before me this

11TH day of AUGUST, 2011



Plaintiff Attorney: ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN, DINGES & DINGES, P.C., 125 EAST THIRD STREET,

Copyright © State of Pennsylvania, 2008. All Rights Reserved.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 540 WEST THIRD STREET REAR
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

540 WEST THIRD STREET REAR, BLOOMSBURG, PA

NO EXPIRATION

2010CV603

(POSTING)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER

Case Number
2010CV601

SHERIFF'S RETURN OF SERVICE

08/02/2011 02:10 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED AFFIDAVIT BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TENANT(S) AT 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SHERIFF COST: \$50.00

SO ANSWERS,

August 09, 2011


TIMOTHY T. CHAMBERLAIN, SHERIFF

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

NOTARY

Affirmed and subscribed to before me this

9TH day of AUGUST 2011



Plaintiff Attorney: ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN, DINGES & DINGES, P.C., 125 EAST THIRD STREET,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SHERIFF'S RETURN OF SERVICE

07/13/2011 01:40 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RICHARD A SNYDER AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 13, 2011

NOTARY

Affirmed and subscribed to before me this

13TH day of JULY, 2011

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

Plaintiff Attorney: ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN, DINGES & DINGES, P.C., 125 EAST THIRD STREET,
Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SHERIFF'S RETURN OF SERVICE

07/08/2011 01:10 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LORI J SNYDER AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 08, 2011

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2011

Plaintiff Attorney: ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN, DINGES & DINGES, P.C., 125 EAST THIRD STREET,

By: [Signature] & Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER

Case Number
2010CV601

SERVICE COVER SHEET

Service Details:

Category: Civil Action - Affidavit

Zone:

Manner: < Not Specified >

Expires: 08/12/2011

Warrant:

Notes:

Burnida Miller

Serve To:

Name: TENANT(S)

Final Service:

Served: ~~Personally~~ · Adult In Charge · Posted · Other

Primary Address: 540 WEST THIRD STREET REAR
BLOOMSBURG, PA 17815

Adult In Charge:

Phone: DOB:

Relation:

Alternate Address:

Date:

Time:

Phone:

Deputy:

Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

540 WEST THIRD STREET REAR, BLOOMSBURG, PA EXP: 08/12/2011

2010CV601

TENANT(S)

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

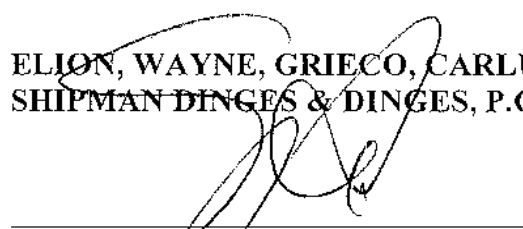
NOTICE PURSUANT TO Pa.R.C.P. 3129.2

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 September 14, 2011 at 9:00 A.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

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.

Kr A

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 CRONIN
CHRISTINA L. DINGES
MICHAEL A. DINGES
ROBERT B. ELION
ANTHONY J. GRIECO II
DAVID W. IRWIN
DAVID C. SHIPMAN
KRISTINE L. WALTZ
ROBERT B. WAYNE

July 28, 2011

Columbia County Courthouse
ATTN: Prothonotary
P.O. Box 380
Bloomsburg, PA 17815

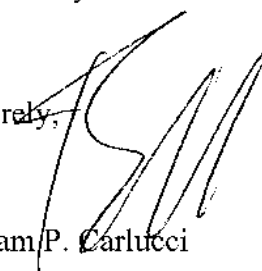
Columbia County Courthouse
ATTN: Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: M&T Bank v. Richard A. and Lori J. Snyder

Dear Sir or Madame:

A Sheriff Sale is scheduled for September 14, 2011, of Rear-540 West Third Street, Bloomsburg, PA 17815. The owners do not live there. I request that the Complaint be re-instated and that the Sheriff serve a copy of the Complaint to anyone that may be found at that address.

Sincerely,


William P. Carlucci

WPC/ds
Enclosures

FILED
PROTHONOTARY
JUL 29 10 53
CLERK OF COURTS OFFICE
COLLIER COL UMBELA, PA

LAW OFFICES

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

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

570-326-2413
WWW.ELIONWAYNE.COM

FAX
570-326-1585

July 28, 2011

Columbia County Courthouse
ATTN: Prothonotary
P.O. Box 380
Bloomsburg, PA 17815

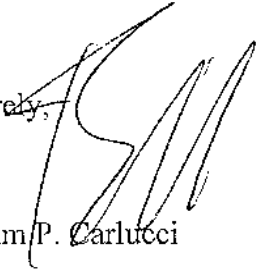
Columbia County Courthouse
ATTN: Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: M&T Bank v. Richard A. and Lori J. Snyder

Dear Sir or Madame:

A Sheriff Sale is scheduled for September 14, 2011, of Rear-540 West Third Street, Bloomsburg, PA 17815. The owners do not live there. I request that the Complaint be re-instated and that the Sheriff serve a copy of the Complaint to anyone that may be found at that address.

Sincerely,


William P. Carlucci

WPC/ds
Enclosures



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary F. Ward

Relation:

Date:

02/19/11

Time:

11:40

Deputy:

A 7

Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

301 E SECOND STREET, TOWN HALL, BLOOMSBURG, NO EXPIRATION
2010CV603
WARD, MARY F.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	TENANT(S)	
Primary Address:	540 WEST THIRD STREET REAR BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Bernice, etc Burton	
Relation:	Tenant	
Date:	07/15/11	Time:
Deputy:	6	Mileage:

Attorney / Originator:

Name:	ELION, WAYNE, GRIECO, CARLUCCI,	Phone:
-------	---------------------------------	--------

Service Attempts:

Date:	7/2/11	7/13/11				
Time:	1500	0930				
Mileage:						
Deputy:	6	6				

Service Attempt Notes:

- Bernice Miller 394-3586
- Possibly old Snyder electric building. Definitely vacant
-
-
-
-

NO EXPIRATION

540 WEST THIRD STREET REAR, BLOOMSBURG, PA

2010CV603

TENANT(S)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RICHARD A SNYDER

Primary Address: 10 SINGLETREE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: CCSO

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Rich Snyder

Relation: Defendant

Date: 07/13/11

Time: 1340

Deputy: 6

Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:	07/08/11	07/11/11	07/13/11			
Time:	1000	1100	1105			
Mileage:						
Deputy:	6	6	6			

Service Attempt Notes:

1. L/C
- 2.
- 3.
- 4.
- 5.
- 6.

NO EXPIRATION

10 SINGLETREE DRIVE, BLOOMSBURG, PA 17815

2010CV603

SNYDER, RICHARD A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amber Kenney

Relation: Office Manager

Date: 07/11/11

Time: 1330

Deputy: 6

Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

NO EXPIRATION

2ND STREET, BLOOMSBURG, PA 17815

2010CV603

BLOOMSBURG SEWER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	LORI J SNYDER	
Primary Address:	10 SINGLETREE DRIVE BLOOMSBURG, PA 17815	
Phone:	DOB:	
Alternate Address:	19 Singletree Office	
Phone:		

Final Service:

Served:	Personally Adult In Charge · Posted · Other	
Adult In Charge:	2051	
Relation:		
Date:	7-8-11	Time: 1310
Deputy:	12	Mileage:

Attorney / Originator:

Name:	ELION, WAYNE, GRIECO, CARLUCCI,	Phone:	
-------	---------------------------------	--------	--

Service Attempts:

Date:	07/06/11	07/07/11				
Time:	1330	1310				
Mileage:						
Deputy:	6	6				

Service Attempt Notes:

1. 4/2
- 2.
- 3.
- 4.
- 5.
- 6.

NO EXPIRATION

10 SINGLETREE DRIVE, BLOOMSBURG, PA 17815

2010CV603

SNYDER, LORI J

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

DATE:07-JUL-11

FEE:\$5.00

CERT. NO10470

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	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2009	PRIM	864.30	13.37	110.00	987.67
2008	PRIM	997.70	13.37	0.00	1,011.07
2010	PRIM	695.86	14.01	0.00	709.87
TOTAL DUE :					\$2,708.61

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

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY:

Tim Chamberland - Col. Co Sheriff
+154

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
RICHARD A SNYDER (et al.)

Case Number
2010CV603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Maureen Cole

Relation: CSR

Date: 07/06/11 Time: 1430

Deputy: 6 Mileage:

Attorney / Originator:

Name: ELION, WAYNE, GRIECO, CARLUCCI,

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

NO EXPIRATION

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2010CV603

DOMESTIC RELATIONS

REAL ESTATE OUTLINE

ED # 157-10

DATE RECEIVED 7-5-11
DOCKET AND INDEX 7-5-11

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"/>	
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>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>200005222</u>

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

SALE DATE	<u>Sept. 11, 11</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 9</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Aug. 24</u>
	2 ND WEEK	<u>31</u>
	3 RD WEEK	<u>Sept. 7</u>

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-#187

: CIVIL ACTION - LAW

REISSUED 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 through April 19, 2011	\$ 5,205.91
Late Charges	\$ 558.15
Total Due and owing	\$42,665.43

Together with interest at the contract rate from April 19, 2011, along with reasonable attorney fees and cost of suit.

Tami B. Klein
Prothonotary of Columbia County

Kelly P. Bruen
Deputy

Seal of the Court

PROB
V. C. C. 2011

Dated: 4-26-11

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

: CIVIL ACTION - LAW

PRAECIPE TO REISSUE WRIT OF EXECUTION

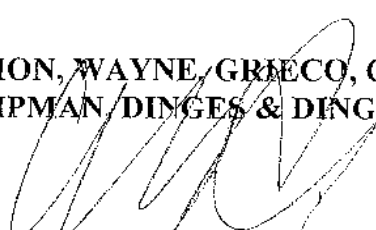
To the Prothonotary of Columbia County:

Kindly reissue the Writ of Execution in the above-captioned matter as follows:

Principal Balance	\$36,901.37
Accrued Interest through April 19, 2011	\$ 5,205.91
Late Charges	\$ 558.15
Total Due and owing	\$42,665.43

Together with interest at the contract rate from April 19, 2011, along with
reasonable attorney fees and cost of suit.

**ELION, WAYNE, GRECO, 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

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.

Document Receipt

Trans # 29728 Carrier / service: POST 2PM 7/5/2011

Ship to: 29728

DISCOVER BANK

6500 NEW ALBANY ROAD

Tracking #: 9171924291001000009900

Doc Ref #: 157ED2010

NEW ALBANY OH 43054

Document Receipt

Trans # 29729 Carrier / service: POST 2PM 7/5/2011

Ship to: 29729

DISCOVER BANK

C/O WELTMAN, WEINBERG & RICE
436 SEVENTH AVE

Tracking #: 9171924291001000009917

Doc Ref #: 157ED2010

PITTSBURGH PA 15219

Document Receipt

Trans # 29730 Carrier / service: POST 2PM 7/5/2011

Ship to: 29730

SUN BANK

FIRST NATIONAL BANK
90 MAYNARD STREET

Tracking #: 9171924291001000009924

Doc Ref #: 157ED2010

WILLIAMSPORT PA 17701

Document Receipt

Trans # 29731 Carrier / service: POST 2PM 7/5/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000009931

DEPARTMENT 281230

Doc Ref #: 157ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 29732 Carrier / service: POST 2PM 7/5/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000009948

Doc Ref #: 157ED2010

Document Receipt

Trans # 29733 Carrier / service: POST 2PM 7/5/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009955

Doc Ref #: 157ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 29734 Carrier / service: POST 2PM 7/5/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000009962

Doc Ref #: 157ED2010

KING OR PA 19406
PRUSSIA

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

157-10

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

2 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

3 Discover Bank
6500 New Albany Road
New Albany, OH 43054

Discover Bank
Weltman, Weinberg & Rice
436 Seventh Avenue
Suite 1400
Pittsburg, PA 15219

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

M&T Bank
10 Reitz Boulevard
Lewisburg, PA 17837

Sun Bank
First National Bank
90 Maynard Street
Williamsport, PA 17701

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:

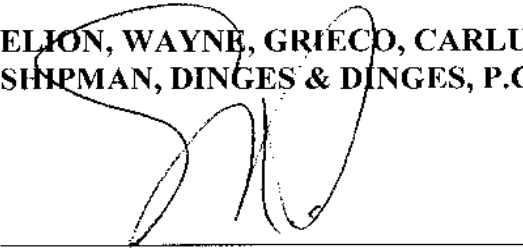
Domestic Relations Office
P.O. Box 380
Bloomsburg, PA 17815

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

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, 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

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.

Ex A

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV603

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, SEPTEMBER 14, 2011
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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, P A 17815

PROPERTY ADDRESS: 540 WEST THIRD STREET REAR, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-07-152-01

Seized and taken into execution to be sold as the property of RICHARD A SNYDER, LORI J SNYDER in suit of M&T BANK.

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 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 to either 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 the 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.

Attorney for the Plaintiff:
ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN, DINGES &
WILLIAMSPORT, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

M&T BANK	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PENNSYLVANIA
	:	
v.	:	NO. 603 CV 2010
	:	
RICHARD A. SNYDER and	:	
LORI J. SNYDER	:	
Defendants	:	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

Discover Bank
6500 New Albany Road
New Albany, OH 43054

Discover Bank
Weltman, Weinberg & Rice
436 Seventh Avenue
Suite 1400
Pittsburg, PA 15219

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

M&T Bank
10 Reitz Boulevard
Lewisburg, PA 17837

Sun Bank
First National Bank
90 Maynard Street
Williamsport, PA 17701

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:

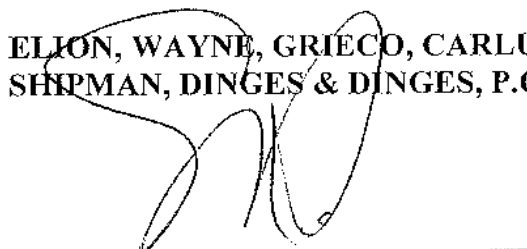
Domestic Relations Office
P.O. Box 380
Bloomsburg, PA 17815

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

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, 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

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
:
:
: 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

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.

Kr A

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

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
:
:
: CIVIL ACTION – LAW

WAIVER OF WATCHMAN

Counsel for the Plaintiff waives the posting of a watchman with regard to the above-captioned matter.


**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

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.

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

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

570-326-2443
WWW.ELIONWAYNE.COM

FAX
570-326-1585

July 1, 2011

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 above referenced matter was scheduled for a Sheriff Sale in February. While awaiting sale, the Defendant filed Bankruptcy. I asked your office to stay the matter until I obtained relief from the Bankruptcy Court. I did so, reissued the Writ on April 26, 2011. Unfortunately, the reissued Writ sat in the Prothonotary's office for two months. When I obtained it, I sent it to you along with a deposit check of \$1,500. You sent it back to me, with a copy of a list of required items. I would have guessed that your office had everything you needed when we scheduled the sale the first time. That belief notwithstanding, I am providing your office with the following:

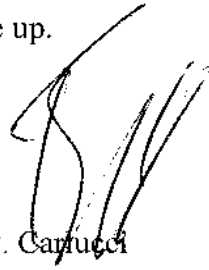
- a. The reissued Writ
- b. A blank Notice of Sheriff Sale
- c. The same description that I used the first time this was listed for sale
- d. The only address I have for these Defendants is the address on their Bankruptcy Notice which was 19 Singletree Drive, Bloomsburg, PA 17815. I called to your attention the fact that your office served them with the Writ of Execution once already at that address.
- e. There is nothing whatsoever in the Pennsylvania Rules of Civil Procedure called a "Affidavit of Non-Military Service". Nevertheless, I made one up.



- f. There is nothing whatsoever in the Pennsylvania Rules of Civil Procedure called a "Watchman Release". Nevertheless, I made one up.
- g. I enclose a 3129 Affidavit.

Sincerely,

William P. Carucci

A handwritten signature in black ink, appearing to be 'W. P. Carucci', written over the typed name.

WPC/ds
Enclosure

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

M&T BANK
1180 Wherle Drive
Williamsville, NY 14221

CHECK NO. **200005222**

10-4
220

CHECK DATE **04/14/2011** AMOUNT ***\$1,500.00**

Void Over \$1,500.00

PAY TO THE ORDER OF
ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS

TWO SIGNATURES REQUIRED ON AMOUNTS OVER \$1,000.00

RICHARD & LORI SNYDER 8009326019

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER OF 35 W MAIN ST
BLOOMSBURG PA 17815

[Signature]

Security Features Details on Back

⑈ 200005222 ⑈ ⑆ 2000046⑆ ⑈ 17005079420507 ⑈