

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

H5BC Mortgage Sec vs Michael & Charlotte Snyder

NO. 48-10 ED NO. 40-10 JD

DATE/TIME OF SALE: Sept, 1 0900

BID PRICE (INCLUDES COST) \$ 45000.00

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 55300.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Snyder

TOTAL DUE: \$ 55300.00

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 35300.00

SHERIFF'S SALE COST SHEET

175BC Mortgage Suc. vs. Michael & Charlotte Snyder
 NO. 48-10 ED NO. 48-10 JD DATE/TIME OF SALE Sept 8 1 00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>62.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>1.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>555.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>872.34</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1097.34</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>184.09</u>	
SCHOOL DIST. 20	\$ <u> </u>	
DELINQUENT 20	\$ <u>240.52</u>	
TOTAL *****		\$ <u>248.61</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u> </u>	
WATER 20	\$ <u> </u>	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. <u> </u>	\$ <u> </u>	
<u> </u>	\$ <u> </u>	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 4383.75

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

TERRENCE J. McCABE**
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE**
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
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FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK**
SCOTT TAGGART**
MARISA COHEN**
KATHERINE SANTANGINI**
JASON BROOKS**
FAITH MIROS**
ERIN BRADY**
KEVIN T. MCQUAIL**
RABIHAH SCOTT**
ALEXANDRA T. GARCIA**
CORRIN DEMENT**
ABBY K. MOYNIHAN**
CATHLEEN WELKER**

See www.mwc-law.com for licensing key.

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAURIE, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 201
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

September 2, 2010

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HSBC Mortgage Services, Inc.
vs.
Michael A Snyder and Charlotte Snyder
Columbia County, Court of Common Pleas, No. 2010-CV-40
Action in Mortgage Foreclosure
Premises: 271 Old Greenwood Road, Millville, Pennsylvania 17846
Date of Sheriff's Sale: September 1, 2010


Dear Sheriff:

Enclosed please find check in the amount of \$3,533.95 which represents the amount necessary to complete settlement as well as two completed Realty Transfer Tax Statement of Value forms.

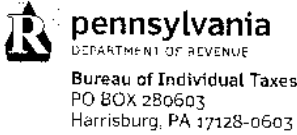
Please be advised that title to this property should be transferred to **HSBC Mortgage Services, Inc., 961 Weigel Drive, Elmhurst, Illinois 60126** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Nanor Arabatlian
Legal Assistant

/nan
Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Terrence J. McCabe	(215) 790-1010		
Mailing Address	City	State	ZIP Code
123 South Broad Street, Suite 2080	Philadelphia	PA	19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)
 Sheriff of Columbia County
 Mailing Address
 35 West Main Street
 City
 Bloomsburg
 State
 PA
 ZIP Code
 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
 HSBC Mortgage Services, Inc.
 Mailing Address
 961 Weigel Drive
 City
 Elmhurst
 State
 IL
 ZIP Code
 60126

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
271 Old Greenwood Road	Township of Greenwood
County	School District
Columbia	Tax Parcel Number
	17-06-010-01

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 5,533.95	2. Other Consideration +0.00	3. Total Consideration = 5,533.95
4. County Assessed Value 18,756.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = 69,209.64

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
 If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) This property was sold as Sheriff's sale on September 1, 2010 to HSBC Mortgage Services, Inc., a mortgage provider in default and is, therefore, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

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

122342

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

NUMBER

3-50/310

PAY: Three Thousand Five Hundred Thirty Three

***** 95/100

DATE

AMOUNT

Oct 8/2010 \$3,533.95

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

TO THE
ORDER
OF
Sheriff of Columbia County

Balance Due Sheriff 201-3403 Snyder

James H. Wachsberg

⑆122342⑆⑆031000503⑆2000012430048⑆

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 0594

COMMONWEALTH OF PA
INHERITANCE TAX OFFICE
PHILADELPHIA PA 19107

48ED2010

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

Monday, April 05, 2010

**COMMONWEALTH OF PA INHERITANCE TAX OFFICE
110 NORTH 8TH STREET, STE 204
PHILADELPHIA, PA 19107-**

HSBC MORTGAGE SERVICES, INC.

VS

MICHAEL A. SNYDER AND CHARLOTTE SNYDER

DOCKET # 48ED2010

JD # 40JD2010

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

HSBC Mortgage Services, Inc.

v.

Michael A Snyder and Charlotte Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

48ED2010

Number 2010-CV-40

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Your house (real estate) at **271 Old Greenwood Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on June 23, 2010 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$81,664.30 obtained by HSBC Mortgage Services, 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 canceled if you pay to HSBC Mortgage Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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 the following notice 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 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 by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
 123 SOUTH BROAD STREET
 PHILADELPHIA, PA 19109
 (215) 790-1010
 FAX (215) 790-1274

SUITE 303
 216 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7080
 FAX (856) 858-7020

SUITE 499
 145 HUGUENOT STREET
 NEW ROCHELLE, NY 10801
 (914) 636-8900
 FAX (914) 636-8901
 Also servicing Connecticut

SUITE 100
 8101 SANITARY SPRING ROAD
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1568
 Also servicing the District of Columbia
 and Virginia

June 22, 2010

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY**
 MARGARET GAIRO**
 LISA L. WALLACE**
 DEBORAH K. CURRAN**
 LAURA H.G. O'SULLIVAN**
 GAYL C. SPIVAK**
 FRANK DUBIN**
 ANDREW L. MARKOWITZ**
 HEIDI R. SPIVAK*
 SCOTT TAGGART*
 MARISA COHEN*
 KATHERINE SANTANGINI**
 JASON BROOKS†
 STEPHANIE H. HURLEY**
 FAITH MIROS**
 ERIN BRADY**
 AARON D. NEAL**
 KEVIN T. MCQUAIL**
 RUHI MIRZA**
 SHABNAM KHALIL**
 ALEXANDRA R. GARCIA -
 CORRIN DeMENT**

* Licensed in PA
 ** Licensed in PA & NJ
 *** Licensed in PA & NY
 † Licensed in NY
 ** Licensed in NJ
 * Licensed in PA & WA
 *** Licensed in PA, NJ & NY
 † Licensed in NY & CT
 * Licensed in MD & DC
 ** Licensed in MD
 * Managing Attorney for NY
 * Managing Attorney for MD
 * Managing Attorney for NJ
 * Licensed in VA
 ** Licensed in CT & NJ
 *** Licensed in MD & VA

Timothy T. Chamberlain
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

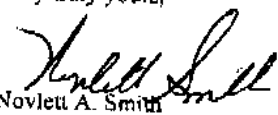
Re: HSBC Mortgage Services, Inc.
 vs.
 Michael A Snyder and Charlotte Snyder
 Columbia County, Court of Common Pleas, No. 2010-CV-40
 Premises: 271 Old Greenwood Road, Millville, Pennsylvania 17846

Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **June 23, 2010** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 1, 2010 @ 9:00 a.m.**

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


 Novlett A. Smith
 Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

*This is a communication from a debt collector.
 This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

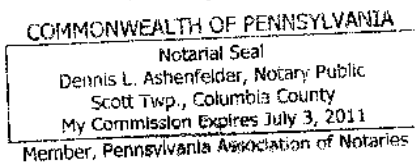
James T Micklow, Treasurer being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 2, 9, 16, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

James T Micklow, Treasurer

Sworn and subscribed to before me this 17th day of June 2010

[Signature]

(Notary Public)



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

.....

County: 024

PARCEL ID: 17-06-01 .000

YEAR: 2010

ALTERNATE ID:

VERSION: 20

UPDATED: AHOFFMAN on 01/15/2010 10:28 am

CUR: Y

Owner: SNYDER MICHAELA & CHARLOTTE

Multi Owners: Y

Billroll: PRIM

PRIMARY

Stub/Receipt:

Date Rcvd:

Location: 271 OLD GREENWOOD RD

Owner Occupy:

Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	807.96	79.39	126.35	205.00	1,218.70
2009	PRIM	815.01	80.10	46.97	45.00	987.08
Total:		1,622.97	159.49	173.32	250.00	2,205.78

Last Payment:

Last Notice Date: 08/23/2010

Type: NOT

Interest
Tax Sale cost
Cert fee

October
amount



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0587. Our records indicate that this item was delivered on 04/07/2010 at 07:12 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

[Handwritten signature]
L. Simmons
Wellington

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/19/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0594. Our records indicate that this item was delivered on 04/12/2010 at 09:34 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

James Brown

James Brown

Address of Recipient:

Box 380

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0600. Our records indicate that this item was delivered on 04/07/2010 at 10:05 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph M. M..." with a stylized flourish at the end.

Address of Recipient:

A handwritten address in black ink, appearing to read "1000 N. ... HARRISBURG, PA 17107".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0617. Our records indicate that this item was delivered on 04/07/2010 at 07:12 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

[Handwritten signature]
L. Summers
Leif

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0624. Our records indicate that this item was delivered on 04/09/2010 at 07:48 a.m. in SCRANTON, PA, 18501. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink on a white background. The signature is cursive and appears to read "Michael J. [unclear]".

Address of Recipient:

A scanned image of a handwritten address in black ink on a white background. The address is written in a cursive script and appears to be "1700 [unclear]".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0631. Our records indicate that this item was delivered on 04/07/2010 at 09:03 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below.

Signature of Recipient:

Susan Melendez
Susan Melendez

Address of Recipient:

P.O. Box 11254

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0648. Our records indicate that this item was delivered on 04/07/2010 at 10:05 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph Mahan".

Address of Recipient:

A handwritten address in black ink, appearing to read "1000 N. 10th St. Harrisburg, PA 17107".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0655. Our records indicate that this item was delivered on 04/07/2010 at 09:06 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink, appearing to read "R. Patta".

Address of Recipient:

A handwritten address in dark ink, appearing to read "R. Patta".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010

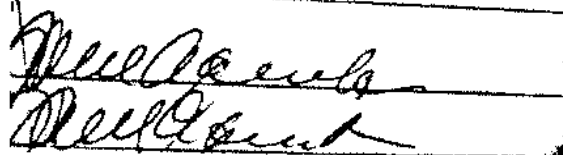


Date Produced: 04/12/2010

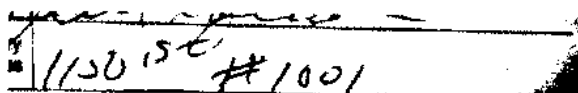
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0662. Our records indicate that this item was delivered on 04/09/2010 at 01:37 p.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
A handwritten signature in black ink, appearing to read "Michael G. Smith", written over a horizontal line.

Address of Recipient:

Handwritten address information in black ink, including "1150 15th" and "#1001", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010

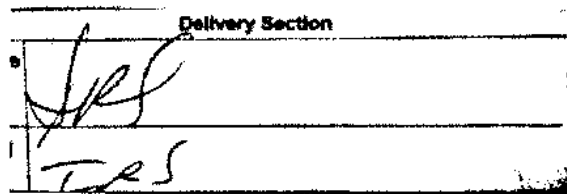


Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0679. Our records indicate that this item was delivered on 04/08/2010 at 08:16 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 48ED2010



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

IISBC MORTGAGE SERVICES

VS.

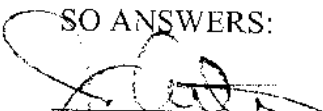
MICHAEL & CHARLOTTE SNYDER


WRIT OF EXECUTION #48 OF 2010 ED

POSTING OF PROPERTY

MAY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MICHAEL & CHARLOTTE SNYDER AT 271 OLD GREENWOOD RD MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JAMES ARTER.

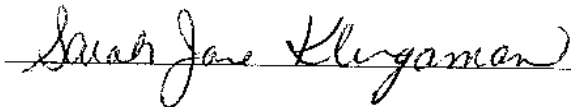
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF MAY, 2010



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

COUNTY OF BERKS
SHERIFF OF BERKS COUNTY PA
633 COURT ST.
READING, PA 19601



102652

PAY FIFTY FOUR DOLLARS

TO THE
ORDER
OF

MCCABE WEISBERG & CONWAY
123 SOUTH BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

DATE

5/12/10

AMOUNT

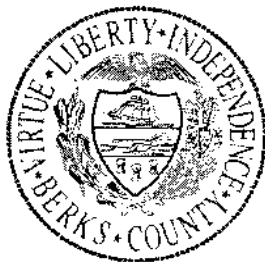
\$54.00

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 102652 ⑈ ⑆03⑆30⑆84⑆⑆ 53 8⑆90⑆7 4⑈



COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Anthony Damore, Chief Deputy

AFFIDAVIT OF SERVICE

DOCKET NO. 10-CV-40
COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF BERKS

Personally appeared before me, Jason Wolfe, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that after diligent search having been made by him, he was unable to find MICHAEL SNYDER, within named defendant, within this bailiwick.

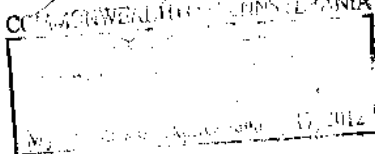
DEPUTY SHERIFF OF BERKS COUNTY, PA
Jason Wolfe

Notes: given address appears vacant jw88

spoke w/owner of given address she stated def. recently moved out jw88

Sworn and subscribed before me
this 12 day of May, 2010

NOTARY PUBLIC, READING, BERKS CO., PA



"NOT FOUND" as to the above
named defendant

So Answers.

SHERIFF OF BERKS COUNTY, PA
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings

\$ 100.00 DEPOSIT
\$ 46.00 ACTUAL COST OF CASE
\$ 54.00 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

Dedicated to public service with integrity, virtue & excellence

www.countyofberks.com/sheriff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HSBC MORTGAGE SERVICES, INC.

48ED2010

VS

MORTGAGE FORECLOSURE

MICHAEL A. SNYDER AND CHARLOTTE
SNYDER

NOW, MONDAY, APRIL 05, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MICHAEL SNYDER, AT 1404 FRITZTOWN ROAD, REINHOLDS, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

APR 05 2010 11:10

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

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

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

No. 48 Term 2010 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-40 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 271 Old Greenwood Road, Millville, Pennsylvania
17846

Amount Due	\$81,664.30
Interest from 02/19/10 to	\$ _____
DATE OF SALE _____	
plus \$13.42 per diem thereafter	
(Costs to be added)	
Total	\$ _____

Dated: 4-10
(SEAL)

Tami B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Kelley P. Brewer Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

HSBC Mortgage Services, Inc.

v.

Michael A Snyder and Charlotte Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

48ED2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Your house (real estate) at **271 Old Greenwood Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on June 23, 2010 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$81,664.30 obtained by HSBC Mortgage Services, 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 canceled if you pay to HSBC Mortgage Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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 the following notice 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 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 by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY ~
MARGARET GAIRO ~
LISA L. WALLACE+†
DEBORAH K. CURRAN+
LAURA H.G. O'SULLIVAN+
GAYL C. SPIVAK* ~
FRANK DUBIN ~
ANDREW L. MARKOWITZ ~
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI~
JASON BROOKS †
STEPHANIE H. HURLEY~
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS <
ERIN BRADY~
AARON D. NEAL~
KEVIN T. MCQUAIL ~

*** Licensed in PA
* Licensed in PA & NJ
~ Licensed in PA & NY
~ Licensed in NY
~ Licensed in NJ
~ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
~ Licensed in MD
† Managing Attorney for NY
~ Managing Attorney for MD
~ Managing Attorney for NJ
< Licensed in VA
~ Licensed in CT & NJ
~ Licensed in MD & VA

April 23, 2010

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HSBC Mortgage Services, Inc. vs. Michael A Snyder and Charlotte Snyder
Columbia County, No. 2010-CV-40
Premises: 271 Old Greenwood Road, Millville, Pennsylvania 17846

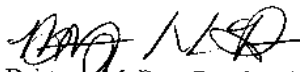
Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for June 23, 2010 at 9:00 a.m. Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,



Brittany McRae, Paralegal for
McCabe, Weisberg and Conway, P.C.

TJM/bm

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

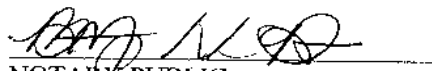
Number 2010-CV-40


AMENDED AFFIDAVIT OF SERVICE

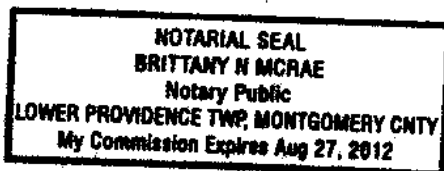
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 23rd day of April, 2010, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED
BEFORE ME THIS 23RD DAY
OF APRIL, 2010


NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2010-CV-40

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 271 Old Greenwood Road, Millville, Pennsylvania 17846, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

Michael A Snyder

1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder

1404 Fritztown Road
Reinholds, Pennsylvania 17569

2. Name and address of Defendants in the judgment:

Name

Address

Michael A Snyder

1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder

1404 Fritztown Road
Reinholds, Pennsylvania 17569

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

Name

Address

Plaintiff herein

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

Name	Address
Plaintiff herein	
Regency Finance Company	2409 Columbia Boulevard P.O. Box 442 Bloomsburg, Pennsylvania 17815

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

Name	Address
None	

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

Name	Address
Greenwood Township	90 Shed Road Millville, Pennsylvania 17846

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

Name	Address
Tenants/Occupants	271 Old Greenwood Road Millville, Pennsylvania 17846
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

United States Attorney

Middle District of Pennsylvania
William J. Nealon Federal Building
235 North Washington St, Suite 311
Scranton, PA 18501-0309

United States of America

c/o Atty General of the United States
U.S. Dept of Justice, Rm 5111
Main Justice Bldg
10th & Constitution Ave N.W.
Washington, D.C. 20531

United States of America

c/o Atty General of the United States
U.S. Dept of Justice, Rm 4400
10th & Constitution Ave N.W.
Washington, D.C. 20530

8. Name and address of Attorney of record:

Name

Address

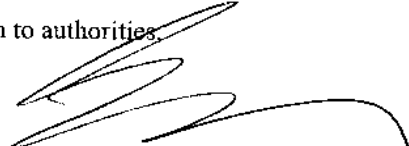
None

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.

April 23, 2010

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

DATE: April 23, 2010

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Michael A Snyder and Charlotte Snyder

PROPERTY: 271 Old Greenwood Road, Millville, Pennsylvania 17846

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **June 23, 2010 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

[illegible]

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

HSBC MORTGAGE SERVICES, INC.

Docket # 48ED2010

VS

MORTGAGE FORECLOSURE

MICHAEL A. SNYDER AND CHARLOTTE
SNYDER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 12, 2010, AT 8:55 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON REGENCY FINANCE COMPANY AT 2409 COLUMBIA BLVD,
BLOOMSBURG BY HANDING TO DENISE SIEGEL, CUSTOMER SERVICE, 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 MONDAY, APRIL 12, 2010


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
J. DEVANEY
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/1/2010

SERVICE# 3 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

REGENCY FINANCE COMPANY

2409 COLUMBIA BLVD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Debbie Siegel

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4/12/10 TIME 0855 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

☒ B. OTHER (SPECIFY) SERVED BY CUSTOMER SERVICE
Rep

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. P. Conway DATE 4/12/10

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

DATE: 09-APR-10

FEE: \$5.00

CERT. NO7326

SNYDER MICHAEL A & CHARLOTTE
1404 FRITZTOWN RD
REINHOLDS PA 17569 9114

DISTRICT: GREENWOOD TWP
DEED 20060-0201
LOCATION: 271 OLD GREENWOOD RD MILLVILLE
PARCEL: 17-06-010-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING----- COSTS	TOTAL AMOUNT DUE
2009	PRIM	960.24	20.13	30.00	1,010.37
2008	PRIM	1,032.10	19.95	115.00	1,167.05
TOTAL DUE :					\$2,177.42

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2010

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
du.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/1/2010

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP customer service IDENTIFICATION _____

DATE 4-7-10 TIME 0930 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 Gen Allison DATE 4-7-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/1/2010

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 4-7-10 TIME 0830 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 J. Allison DATE 4-7-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/1/2010

SERVICE# 4 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HISBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
GREENWOOD TOWNSHIP
90 SHED ROAD
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DELLA FRY

RELATIONSHIP MUNICIPAL AUTHORITY IDENTIFICATION _____

DATE 4-6-10 TIME 1100 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) _____

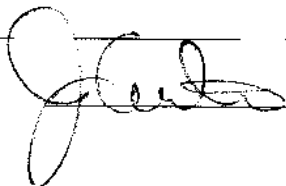
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-6-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/1/2010

SERVICE# 5 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TENANT(S)
271 OLD GREENWOOD ROAD
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON House Empty Posted on Side Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-6-10 TIME 1045 MILEAGE _____ OTHER _____

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

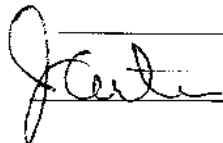
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY



DATE 4-6-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/1/2010

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 48ED2010

PLAINTIFF HISBC MORTGAGE SERVICES, INC.

DEFENDANT MICHAEL A. SNYDER AND CHARLOTTE SNYDER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
DENNETTE FARR-TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DENNETTE FARR

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 4-6-10 TIME 1030 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

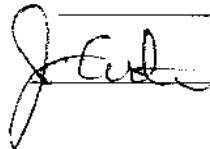
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-6-10

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 2010 ED AND CIVIL WRIT NO. 40 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 piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX ID. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A SNYDER AND CHARLOTTE SNYDER

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 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 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.

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 2010 ED AND CIVIL WRIT NO. 40 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:

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BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX LD. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A SNYDER AND CHARLOTTE SNYDER

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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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.

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 2010 ED AND CIVIL WRIT NO. 40 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 piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A SNYDER AND CHARLOTTE SNYDER

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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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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

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ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 11.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX LD. #: 17-06-010-01

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MICHAEL A SNYDER AND CHARLOTTE SNYDER

TERMS OF SALE

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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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

Document Receipt

Trans # 18952 Carrier / service: POST 2PM 4/5/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000679

Doc Ref #: 48ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 18951 Carrier / service: POST 2PM 4/5/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000662

Doc Ref #: 48ED2010

PHILADELPHIA PA 19107

Document Receipt

Trans # 18950 Carrier / service: POST 2PM 4/5/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000000655

Doc Ref #: 48ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 18949 Carrier / service: POST 2PM 4/5/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000648

Doc Ref #: 48ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 18948 Carrier / service: POST 2PM 4/5/2010

Ship to: 18948

UNITED STATES OF AMERICA

PO BOX 11754

Tracking #: 9171924291001000000631

Doc Ref #: 48ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 18947 Carrier / service: POST 2PM 4/5/2010

Ship to: 18947

USA C/O ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON STREET

Tracking #: 9171924291001000000624

Doc Ref #: 48ED2010

SCRANTON PA 18503

Document Receipt

Trans # 18946 Carrier / service: POST 2PM 4/5/2010

Ship to: 18946

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000000617

Doc Ref #: 48ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 18945 Carrier / service: POST 2PM 4/5/2010

Ship to: 18945

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000000600

Doc Ref #: 48ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 18944 Carrier / service: POST 2PM 4/5/2010

Ship to: 18944

COMMONWEALTH OF PA
INHERITANCE TAX OFFICE

Tracking #: 9171924291001000000594

Doc Ref #: 48ED2010

PHILADELPHIA PA 19107

Document Receipt

Trans # 18943 Carrier / service: POST 2PM 4/5/2010

Ship to: 18943

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000000587

Doc Ref #: 48ED2010

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 48-10

DATE RECEIVED 4-1-10

DOCKET AND INDEX 4-5-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$~~1,350.00~~ OR 2000.00

✓

CK# 44693

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

SALE DATE

June 23, 10 TIME 0900

POSTING DATE

May 19, 10

ADV. DATES FOR NEWSPAPER

1ST WEEK June 2

2ND WEEK 9

3RD WEEK 16, 10

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183

HSBC Mortgage Services, Inc.
961 Weigel Drive
Elmhurst, Illinois 60126

Plaintiff

v.

Michael A Snyder and Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Defendants

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

No. 48 Term 2010 E.D.

No. _____ Term, _____ A.D.

No. 2010-CV-40 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

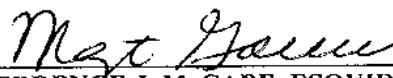
Amount Due	\$81,664.30
Interest from 02/19/10 to	\$ _____
DATE OF SALE _____	
plus \$13.42 per diem thereafter	
(Costs to be added)	
Total	\$ _____

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2010 APR -1 A 11:45

PROTHONOTARY

Dated: March 3, 2010


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Soncs; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

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

No. 48 Term 2010 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-40 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 271 Old Greenwood Road, Millville, Pennsylvania
17846

Amount Due	\$81,664.30
Interest from 02/19/10 to DATE OF SALE _____ plus \$13.42 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

Dated: 4-1-10
(SEAL)

Tami B Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Kelly P Brewer Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

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McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

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

No. 48 Term 2010 E.D.

No. _____ Term _____ A.D.

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MORTGAGE FORECLOSURE**

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McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

48

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2010-CV-40

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at: 271 Old Greenwood Road, Millville, Pennsylvania 17846, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name	Address
Michael A Snyder	1404 Fritztown Road Reinholds, Pennsylvania 17569
Charlotte Snyder	1404 Fritztown Road Reinholds, Pennsylvania 17569

2. Name and address of Defendants in the judgment:

Name	Address
Michael A Snyder	1404 Fritztown Road Reinholds, Pennsylvania 17569
Charlotte Snyder	1404 Fritztown Road Reinholds, Pennsylvania 17569

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

Regency Finance Company	2409 Columbia Boulevard P.O. Box 442 Bloomsburg, Pennsylvania 17815
-------------------------	---

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Greenwood Township	90 Shed Road Millville, Pennsylvania 17846
--------------------	---

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

Name	Address
------	---------

Tenants/Occupants	271 Old Greenwood Road Millville, Pennsylvania 17846
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

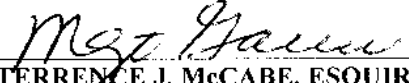
Name

Address

None

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.

March 3, 2010 _____
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET CAIRO, ESQUIRE
Attorneys for Plaintiff

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MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2010-CV-40

AFFIDAVIT PURSUANT TO RULE 3129

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

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Plaintiff herein

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Tenants/Occupants	271 Old Greenwood Road Millville, Pennsylvania 17846
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Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
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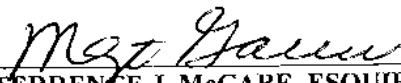
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
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PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
United States of America	c/o United States Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503 and Federal Building 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name	Address
None	

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.

March 3, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET CAIRO, ESQUIRE
Attorneys for Plaintiff

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REAL DEBT: \$81,664.30

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MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

IISBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing addresses of the Defendants are:

Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 23RD DAY
OF MARCH, 2010

Barbara J. Moyer
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

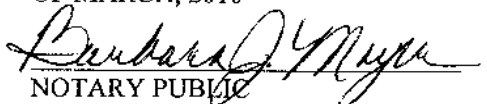
AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

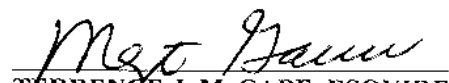
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BEFORE ME THIS 23RD DAY
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NOTARY PUBLIC


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EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40


AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

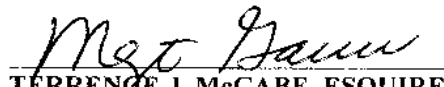
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1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 23RD DAY
OF MARCH, 2010


NOTARY PUBLIC


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MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
Attorneys for Plaintiff

NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

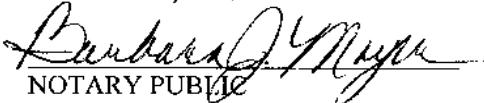
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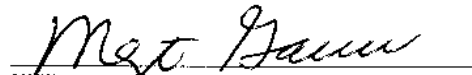
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Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 23RD DAY
OF MARCH, 2010


NOTARY PUBLIC


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MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Michael A Snyder and Charlotte Snyder, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Michael A Snyder and Charlotte Snyder, are over eighteen (18) years of age, and reside as follows:

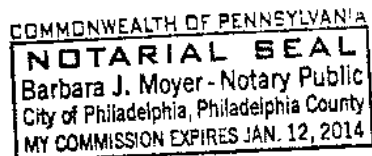
Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF MARCH, 2010

Barbara J. Moyer
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Michael A Snyder and Charlotte Snyder, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Michael A Snyder and Charlotte Snyder, are over eighteen (18) years of age, and reside as follows:

Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 25th DAY
OF MARCH, 2010

Barbara J. Moyer
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

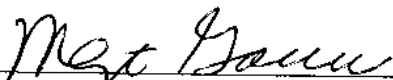
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Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

SWORN AND SUBSCRIBED
BEFORE ME THIS 23RD DAY
OF MARCH, 2010

NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara J. Moyer - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

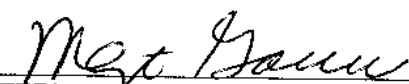
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Reinholds, Pennsylvania 17569

Charlotte Snyder
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Reinholds, Pennsylvania 17569

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BEFORE ME THIS 23rd DAY
OF MARCH, 2010


NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
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MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

HSBC Mortgage Services, Inc.

v.

Michael A Snyder and Charlotte Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Your house (real estate) at **271 Old Greenwood Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$81,664.30 obtained by HSBC Mortgage Services, 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 canceled if you pay to HSBC Mortgage Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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 the following notice 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 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 by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 11.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

TO: Sheriff of Columbia County
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

271 Old Greenwood Road, Millville, Pennsylvania 17846

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

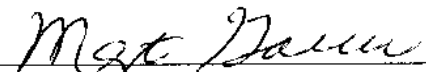
Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

March 3, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

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(more fully described as attached)

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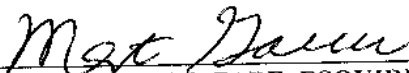
Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

Charlotte Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

March 3, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-40

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
271 Old Greenwood Road, Millville, Pennsylvania 17846
(more fully described as attached)

The parties to be served and their proper addresses are as follows:


Michael A Snyder
1404 Fritztown Road
Reinholds, Pennsylvania 17569

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Reinholds, Pennsylvania 17569

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

March 3, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

HSBC Mortgage Services, Inc.

Plaintiff

v.

Michael A Snyder and Charlotte Snyder

Defendants

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COLUMBIA COUNTY

Number 2010-CV-40

TO: Sheriff of Columbia County
Columbia County Courthouse
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Reinholds, Pennsylvania 17569

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March 3, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LEGAL DESCRIPTION

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MICHAEL A SNYDER AND CHARLOTTE SNYDER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE**
DEBORAH K. CURRAN**
LAURA JLG. O'SULLIVAN**
GAYL C. SPIVAK*
FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS*
STEPHANIE H. HURLEY**
DIANN GREEN*
MATTHEW CONNOR*
FAITH MIROS**
ERIN BRADY**
AARON D. NEAL**

* Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
* Licensed in NY
** Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
* Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
* Managing Attorney for NY
* Managing Attorney for MD
* Managing Attorney for NJ
* Licensed in VA
** Licensed in CT & NJ
** Licensed in MD & VA

March 3, 2010

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HSBC Mortgage Services, Inc.
vs.
Michael A Snyder and Charlotte Snyder
Columbia County, Number 2010-CV-40
Premises: 271 Old Greenwood Road, Millville, Pennsylvania 17846

Dear Sir or Madam:

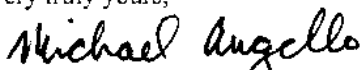
Enclosed please find four copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Michael A Snyder
271 Old Greenwood Road
Millville, Pennsylvania 17846

Charlotte Snyder
271 Old Greenwood Road
Millville, Pennsylvania 17846

Also, please deputize the Berks County Sheriff to serve the above referenced defendants in Berks County. Berks County service forms are attached. Our stamped self-addressed envelope and check for \$100.00 payable to the Sheriff of Berks County are enclosed.

Very truly yours,


McCabe, Weisberg and Conway, P.C.

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

WACHOVIA

3-50/310

NUMBER

44693

P/ vo Thousand ***** 00/100

DATE	AMOUNT
Mar 3/2010	\$2,000.00

TO THE Sheriff of Columbia County
ORDER

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale - 201-3403 Snyder

Margaret Haier

#044693# #031000503# 2000012430022#