

SHERIFF'S SALE COST SHEET

Susquehanna Bank vs. William & Melinda Snyder
 NO. 55-11 ED NO. 1204-10 JD DATE/TIME OF SALE June 22, 2006

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>48.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>461.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1483.62</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1708.62</u>

PROTHIONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>56.00</u>
TOTAL *****	\$ <u>66.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>140.00</u>

TOTAL COSTS (OPENING BID) \$ 2380.62

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Susquehanna Bank VS William & Melinda Snyder

NO. 53-11 ED

NO. 124-10 JD

DATE/TIME OF SALE: June 22 9:00

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): William A. Snyder

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Commitment to Client and Community
McNERNEY, PAGE, VANDERLIN & HALL
Attorneys and Counsellors at Law

SENDER: Mary M. Hurd, Paralegal

TO: Sheriff Chamberlain

COMPANY: Columbia County Sheriff's Department

FAX NO.: 389-5625

DATE: August 3, 2011

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 19

IF YOU DO NOT RECEIVE ALL PAGES, OR HAVE ANY PROBLEM
WITH RECEIPT, PLEASE TELEPHONE Mary H. AT (570) 326-6555.

MESSAGE: Re: Susquehanna Bank vs. Snyder/Allen

Per our recent telephone conversation regarding the above, attached is a copy of the subject mortgage for the above-referenced foreclosure action. Also, please list the Bank's name on the deed as Susquehanna Bank, successor to Susquehanna Bank PA. Please let me know if you have any questions. Thank you.

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS PRIVILEGED AND CONFIDENTIAL AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY NAMED ABOVE WHO HAVE BEEN SPECIFICALLY AUTHORIZED TO RECEIVE IT. IF THE READER IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE. THANK YOU.

NEW IRS RULES RESTRICT WRITTEN FEDERAL TAX ADVICE FROM LAWYERS AND ACCOUNTANTS. WE INCLUDE THIS STATEMENT IN ALL OUTBOUND EMAILS BECAUSE EVEN INADVERTENT VIOLATIONS MAY BE PENALIZED. NOTHING IN THIS MESSAGE IS INTENDED TO BE USED, OR MAY BE USED, TO AVOID ANY PENALTY UNDER FEDERAL TAX LAWS. THIS MESSAGE WAS NOT WRITTEN TO SUPPORT THE PROMOTION OR MARKETING OF ANY TRANSACTION. CONTACT THE SENDER IF YOU WISH TO ENGAGE US TO PROVIDE FORMAL WRITTEN ADVICE AS TO TAX ISSUES.

ORIGINAL _____ WILL ☒ WILL NOT FOLLOW UNDER SEPARATE COVER.

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK.



ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

5209
110

110429759

Date: 6/24/11

Pay to the
order of COLUMBIA COUNTY SHERIFF
EXACTLY **1,480 AND 62/100 DOLLARS

\$*****1,480.62

DRAWER: SUSQUEHANNA BANK

M E M O :
WILLIAM D. SNYDER
ISSUED BY: MONTYGRAM PAYMENTS SYSTEMS, INC.
P.O. BOX 9476 MINNEAPOLIS MN 55480
DRAWEE: THE BANK OF NEW YORK MELLON, EVERETT, MA

Rebecca A. Bue
Authorized Signature

⑈0110429759⑈ ⑆01007092⑆0160012089190⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF 2010 ED AND CIVIL WRIT NO. 1204 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 THOSE CERTAIN two pieces, parcels and tracts of land situate in Pine Township, Columbia County, Pennsylvania, being described as per a survey of A. Carl Wolfe, P.E., dated September 30, 1970, more particularly bounded and described as follows, to wit: PARCEL NO. 1 - BEGINNING at an iron pin in the center of Legislative Route No. 19065 and in other lands now or formerly of Larue Hess and Ginor D. Hess; thence by the center of the aforementioned Legislative Route South sixty-two degrees forty minutes East (S 62° 40' E), thirty-five and six tenths (35.6) feet to an iron pin in other lands now or formerly of Elvin F. Mulaney et ux; thence by the same, the following two (2) courses and distances: South thirteen degrees five minutes West (S 13° 05' W) one hundred ninety and seven tenths (190.7) feet to an iron pin; thence South eighty-five degrees twenty minutes West (S 85° 20' W), two and six tenths (2.6) feet to a point in line of lands now or formerly of Larue Hess and Ginor D. Hess; thence by the same North one degree West (N 01° W), one hundred ninety-six and zero tenths (196.0) feet to the place of BEGINNING.

CONTAINING 3,222 square feet and being described as per a survey of A. Carl Wolfe, P.E., dated September 30, 1979.

PARCEL NO. 2 - BEGINNING at a corner in the crossing of the public roads at the southeast corner of the Wesley Chapel Church lot and other land now or formerly of Henry R. Getty; thence by land now or formerly of Henry R. Getty South one degree East (S 01° E), seventeen and fifteen hundredths (17.15) perches to a stone on the east side of the public road; thence North eighty-nine degrees East (N 89° E), along lands now or formerly of C. W. Faus, five and fifteen hundredths (5.15) perches to a stone; thence by the same North one degree West (N 01° W), fourteen (14) perches to a corner in the public road; and thence by the same North fifty-nine and one half degrees West (N 59 1/2° W), five and ninety-two hundredths (5.92) perches to the place of BEGINNING.

CONTAINING one-half (1/2) acre of land more or less, and whereon is erected a stone building.

This conveyance is made subject to all lawful highways and subject to water rights along the road as set forth in the deed from C. W. Faus to Henry R. Getty, et ux, dated August 5, 1903 and recorded in the Register and Recorder's office of Columbia County in Deed Book 76 at page 185.

EXCEPTING and RESERVING from Parcel NO. 2 the following:

ALL of that certain piece, parcel and tract of land situate in the Township of Pine, County of Columbia, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the center of Legislative Route No. 19101 and in line of lands now or formerly of the prior grantees in the chain of title; thence by the center of the aforementioned Legislative Route, North 01 degree West, 28 feet to an iron pin in line of lands now or formerly of the prior grantees in the chain of title; thence by the same, North 85 degrees 20 minutes East, 85.4 feet to a point in line of lands now or formerly of the prior grantees in the chain of title; thence by the same, the following two (2) courses and distances: 1) South 01 degree East 35 feet to a stake; 2) North 89 degrees West, 85 feet to a point, said point being the point and place of beginning.

CONTAINING 2677 square feet.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated September 30, 1970.

BEING THE SAME PREMISES granted and conveyed unto William D. Snyder and Melenda S. Snyder, his wife, by deed of Michael R. Kessler and Susan D. Kessler, his wife, dated October 17, 2006 and recorded in Columbia County Record Book to Instrument No. 200611642.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 29-07-008 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of William D. Snyder and Melenda S. Snyder under a judgment entered against them in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to NO.2010-CV-1204.

TERMS OF SALE

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said the attached notice June 1, 8, 15, 2011 as printed ers or publisher or designated agent of the owner vertisement was published; that neither the bject matter of said notice and advertisement tement as to time, place, and character of

5th day of June 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and .for publishing the foregoing notice, and the

Tax Notice 2011 County & Municipality

PINE TWP

MAKE CHECKS PAYABLE TO:

Debra Piatt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY 9PM TO 5PM DURING DISCOUNT
AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 30 & AUG 27

PHONE: 570-458-6072

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SNYDER WILLIAM D & MELENDAS
606 A BEECH GLENN ROAD
BENTON PA 17814

IF YOU desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County

DATE 03/01/2011

BILL NO. 27793

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING TWP RE	22,764	6.146 1.345 .389	137.11 30.04 8.68	139.91 30.62 8.86	153.90 33.68 9.30
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		175.80 April 30 If paid on or before	179.39 June 30 If paid on or before	196.88 June 30 If paid after

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2012
Penalty 10 %	5 %	
PARCEL: 29-07-008-00,000		
357 TALMAR RD	land	
5 Acres	Buildings	
Total Assessment	6,534 18,230 22,764	

APR 30 2011
OK 4/11/11 3:47:07
P2



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.

SUSQUEHANNA BANK

VS.

WILLIAM & MELEND A SNYDER

WRIT OF EXECUTION #53 OF 2011 ED

POSTING OF PROPERTY

MAY 16, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF WILLIAM & MELEND A SNYDER AT 606A BEECH GLENN ROAD BENTON
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 16TH DAY OF MAY 2011

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SUSQUEHANNA BANK, SUCCESSOR TO
SUSQUEHANNA BANK PA

VS

WILLIAM D. SNYDER
MELEND S. SNYDER

53ED2011

MORTGAGE FORECLOSURE

NOW, TUESDAY, APRIL 12, 2011, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LYCOMING COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MELEND S. SNYDER, AT 500 ARCH STREET, WILLIAMSPORT, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

APR 15 A 10:19

RECEIVED
S. OFFICE
03/11

CASE NO: 2011-00053 T

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF LycomingSUSQUEHANNA BANK

VS

WILLIAM D SNYDER & MELENDAS S

ANDREW BOYER, Sheriff or Deputy Sheriff of Lycoming
County, Pennsylvania, who being duly sworn according to law,
says, the within WRIT/NOTICE OF SALE was served upon

SNYDER MELENDAS the
DEFENDANT, at 0002:20 Hour, on the 19th day of April, 2011
at 500 ARCH STREET

WILLIAMSPORT, PA 17701 by handing to

DEFENDANT PERSONALLY

a true and attested copy of WRIT/NOTICE OF SALE together with

and at the same time directing Her attention to the contents thereof.

Sheriff's Costs:

Docketing	9.00
Service	9.00
Affidavit	2.50
Surcharge	.00
Mileage	3.03
	<u>23.53</u>

So Answers:

R. Mark Lusk

R. Mark Lusk, Sheriff

By

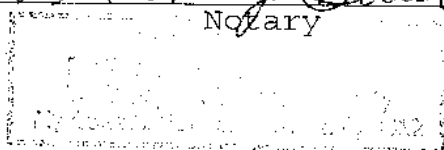
04/19/2011 Deputy Sheriff

Sworn and subscribed to before

me this 20 day of

April, 2011 A.D.

William J. Beaud
Notary



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

SUSQUEHANNA BANK, SUCCESSOR TO
SUSQUEHANNA BANK PA

VS

Docket # 53ED2011

MORTGAGE FORECLOSURE

WILLIAM D. SNYDER
MELEND S. SNYDER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 25, 2011, AT 3:50 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON WILLIAM SNYDER AT SHERIFF'S OFFICE, BLOOMSBURG BY
HANDING TO WILLIAM SNYDER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 26, 2011

NOTARY PUBLIC

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 53ED2011

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA BANK PA

DEFENDANT WILLIAM D. SNYDER
MELEND S. SNYDER

ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
WILLIAM SNYDER
507A DUTCH HILL ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

394-8066
8370

SERVED UPON William

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-25-11 TIME 1550 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>4-13-11</u>	<u>0903</u>	<u>2</u>	<u>L.C.</u>
<u>4-15-11</u>	<u>1045</u>	<u>2</u>	<u>L.C.</u>
<u>4-18-11</u>	<u>1450</u>	<u>2</u>	<u>MOVED OUT OF 507A</u>

DEPUTY _____ DATE _____
4-19-11 0735 2 CH 394-8066 L.A.

Handwritten signature

LYCOMING COUNTY SHERIFF'S OFFICE

R. Mark Lusk, Sheriff
48 W. Third Street, Williamsport, PA 17701

Susquehanna Bank, PA
Williamsport, PA 17701
60-912313

CHECK DATE

CHECK NUMBER

PAY THIS AMOUNT

04/20/2011

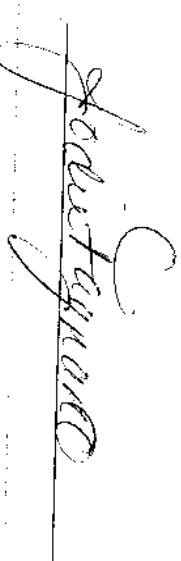
15140

\$51.47

*****Fifty One And 47/100 Dollars*****
TO THE ORDER OF

MCNERNEY PAGE VANDERLIN & HALL

11-00053 T



⑈015140⑈ ⑆031309123⑆

1055149206⑈

Case No. 2011-00053 T

Caption: SUSQUEHANNA BANK (VS) WILLIAM D SNYDER & MELENDA S S

Date Filed 4/15/2011

Time Filed 10:19

Type 72 WRIT/NOTICE OF SALE

=====

Indexed Litigants
SUSQUEHANNA BANK
SNYDER WILLIAM D
SNYDER MELENDA S

Type

PLAINTIFF
DEFENDANT
DEFENDANT

=====

Date	Entries
4/07/2011	WRIT OF EXEC/MORTGAGE FORECLOSURE FILED IN COLUMBIA COUNTY.
4/15/2011	RECEIVED A WRIT OF EXEC/MORTGAGE FORECLOSURE & NOTICE OF SALE TO BE SERVED UPON MELENDA SNYDER ONLY. \$ 75.00 DEPOSIT
4/19/2011	SHERIFF'S FILE PROCESSED Case Type: WRIT/NOTICE OF SALE Ret Type.: Regular Litigant.: SNYDER MELENDA S Address.: 500 ARCH STREET Cty/St/Zp: WILLIAMSPORT, PA 17701 Hnd To: DEFENDANT PERSONALLY Shf/Dpty.: ANDREW BOYER Date/Time: 04/19/2011 0002:20 PM Costs.: \$23.53 Pd By: 04/19/2011

=====

Unused Advanced Payments

Description	Costs/Fines	Pd to Date	Amount Due	In Escrow	Last Pymt
ADVANCE PAYMENT					4/15/2011
SHERIFF FEES	23.53	23.53		23.53	4/20/2011
REFUND TO ATTY/	51.47	51.47			4/20/2011
Totals		75.00		23.53	4/20/2011

=====

Receipt Date 04/15/2011
Receipt Time 11:02:25
Receipt No. 1043128

Case Number	2011-00053 T
Service Info	
Remarks	DEPOSIT FOR SERVICE

Number . . 026955

----- Distribution Of Payment -----		
Transaction Description	Payment Amount	
ADVANCE PAYMENT	75.00	MCNERNEY PAGE VANDERLIN & H
	<hr/>	
	75.00	

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 04/15/2011

Fee: \$5.00

Cert. NO: 9987

SNYDER WILLIAM D & MELENDAS
606 A BEECH GLENN ROAD
BENTON PA 17814

District: PINE TWP
Deed: 20061 -1642
Location: 606 BEECH GLENN ROAD
Parcel Id:29 -07 -008-00,000

Assessment: 22,764

Balances as of 04/15/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: Jim.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/8/2011

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 53ED2011

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA
BANK PA

DEFENDANT WILLIAM D. SNYDER
MELEND S. SNYDER

ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

SERVED UPON Sherry Evans

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 04/14/11 TIME 1155 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

[Signature] 04/14/11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/8/2011

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 53ED2011

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA
BANK PA

DEFENDANT WILLIAM D. SNYDER
MELEND S. SNYDER

ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

SERVED UPON Det Frank

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 4/14/11 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

04/14/2011

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 53ED2011

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA
BANK PA

DEFENDANT WILLIAM D. SNYDER
MELEND S. SNYDER

ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED

DEBRA PLATT-TAX COLLECTOR

211 BEECH GLENN ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEBRA PLATT

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 4-13-11 TIME 11:05 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 4-13-11

.....

.....

To: COLUMBIA COUNTY SHERIFF Fax 570-389-5625

From: Debra Piatt Pine Twp. Tax Collector Date: 4/13/11

Re: WILLIAM & MELEND A SNYDER 2011 COUNTY/TWP R.E. TAX STATEMENT Pages:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Pls Reply

.....

CONFIDENTIAL

.....

FROM :Debra Piatt
Tax Notice 2011 County & Municipality
PINE TWP

FAX NO. :570-458-6072

Apr. 13 2011 3:08PM P2

MAKE CHECKS PAYABLE TO:
Debra Piatt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY: 6PM TO 9PM DURING DISCOUNT
AFTER DISCOUNT BY APPT. ONLY.
MY HOME: 1PM TO 3PM ON APRIL 30 & AUG 27
PHONE: 570-458-8072

FOR: COLUMBIA County **DATE** 03/01/2011 **BILL NO.** 27793

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,764	6.148	137.11	139.91	153.90
SINKING		1.345	30.01	30.82	33.68
TWP RE		.389	8.68	8.86	9.30
The discount & penalty have been calculated for your convenience			175.80 April 30 If paid on or before	179.39 June 30 If paid on or before	196.88 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SNYDER WILLIAM D & MELENDAS
606 A BEECH GLENN ROAD
BENTON PA 17814

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 29 -07 -008-00,000		
357 TALMAR RD		
.5 Acres	Land	6,534
	Buildings	16,230
Total Assessment		22,764

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF 2011 ED AND CIVIL WRIT NO. 1204 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 THOSE CERTAIN two pieces, parcels and tracts of land situate in Pine Township, Columbia County, Pennsylvania, being described as per a survey of A. Carl Wolfe, P.E. dated September 30, 1970, more particularly bounded and described as follows, to wit:

PARCEL NO. 1 - BEGINNING at an iron pin in the center of Legislative Route No. 19065 and in other lands now or formerly of Larue Hess and Ginor D. Hess; thence by the center of the aforementioned Legislative Route South sixty-two degrees forty minutes East (S 62° 40' E), thirty-five and six tenths (35.6) feet to an iron pin in other lands now or formerly of Elwin F. Mulaney et ux; thence by the same, the following two (2) courses and distances: South thirteen degrees five minutes West (S 13° 05' W) one hundred ninety and seven tenths (190.7) feet to an iron pin; thence South eighty-five degrees twenty minutes West (S 85° 20' W), two and six tenths (2.6) feet to a point in line of lands now or formerly of Larue Hess and Ginor D. Hess; thence by the same North one degree West (N 01° W), one hundred ninety-six and zero tenths (196.0) feet to the place of BEGINNING.

CONTAINING 3,222 square feet and being described as per a survey of A. Carl Wolfe, P.E., dated September 30, 1979.

PARCEL NO. 2 - BEGINNING at a corner in the crossing of the public roads at the southeast corner of the Wesley Chapel Church lot and other land now or formerly of Henry R. Getty; thence by land now or formerly of Henry R. Getty South one degree East (S 01° E), seventeen and fifteen hundredths (17.15) perches to a stone on the east side of the public road; thence North eighty-nine degrees East (N 89° E), along lands now or formerly of C. W. Faus, five and fifteen hundredths (5.15) perches to a stone; thence by the same North one degree West (N 01° W), fourteen (14) perches to a corner in the public road; and thence by the same North fifty-nine and one half degrees West (N 59 ½° W), five and ninety-two hundredths (5.92) perches to the place of BEGINNING.

CONTAINING one-half (1/2) acre of land more or less, and whereon is erected a stone building.

This conveyance is made subject to all lawful highways and subject to water rights along the road as set forth in the deed from C. W. Faus to Henry R. Getty, et ux., dated August 5, 1903 and recorded in the Register and Recorder's office of Columbia County in Deed Book 76 at page 185.

EXCEPTING and RESERVING from Parcel NO. 2 the following:

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BEGINNING at an iron pin in the center of Legislative Route No. 19101 and in line of lands now or formerly of the prior grantees in the chain of title; thence by the center of the aforementioned Legislative Route, North 01 degree West, 28 feet to an iron pin in line of lands now or formerly of the prior grantors in the chain of title; thence by the same, North 85 degrees 20 minutes East, 85.4 feet to a point in line of lands now or formerly of the prior grantees in the chain of title; thence by the same, the following two (2) courses and distances; 1) South 01 degree East 35 feet to a stake; 2) North 89 degrees West, 85 feet to a point, said point being the point and place of beginning.

CONTAINING 2677 square feet.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated September 30, 1970.

BEING THE SAME PREMISES granted and conveyed unto William D. Snyder and Melenda S. Snyder, his wife, by deed of Michael R. Kessler and Susan D. Kessler, his wife, dated October 17, 2006 and recorded in Columbia County Record Book to Instrument No. 200611642.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 29-07-008 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of William D. Snyder and Melenda S. Snyder under a judgment entered against them in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to NO.2010-CV-1204.

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Ann Pepperman, Esq.
PO Box 7
Williamsport, PA 17701

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

Document Receipt

Trans # 20785 Carrier / service: POST 2PM 4/12/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000008460

Doc Ref #: 53ED2011

Document Receipt

Trans # 20784 Carrier / service: POST 2PM 4/12/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000008453

Doc Ref #: 53ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 20783 Carrier / service: POST 2PM 4/12/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000008446

Doc Ref #: 53ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 20782 Carrier / service: POST 2PM 4/12/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000008439

DEPARTMENT 281230

Doc Ref #: 53ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 20781 Carrier / service: POST 2PM 4/12/2011

Ship to: 20781

ASSET ACCEPTANCE LLC

C/O GORDON & WEINBERG

1001 E HECTOR STREET, STE 220

CONSHOHOCKE PA 19428

N

Tracking #: 9171924291001000008422

Doc Ref #: 53ED2011

Document Receipt

Trans # 20780 Carrier / service: POST 2PM 4/12/2011

Ship to: 20780

ASSET ACCEPTANCE LLC

28405 VAN DYKE AVE

Tracking #: 9171924291001000008415

Doc Ref #: 53ED2011

WARREN MI 48093

Document Receipt

Trans # 20779 Carrier / service: POST 2PM 4/12/2011

Ship to: 20779

HSBC BANK NEVADA, NA

C/O WELTMAN, WEINBERG & REIS
436 SEVENTH AVE

Tracking #: 9171924291001000008408

Doc Ref #: 53ED2011

PITTSBURGH PA 15219

Document Receipt

Trans # 20778 Carrier / service: POST 2PM 4/12/2011

Ship to: 20778

HSBC BANK NEVADA, NA

1111 TOWN CENTER DRIVE

Tracking #: 9171924291001000008392

Doc Ref #: 53ED2011

LAS VEGAS NV 89193

REAL ESTATE OUTLINE

ED # 55-11

DATE RECEIVED 4-8-11
DOCKET AND INDEX 4-12-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>10019203</u>

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

SALE DATE June 22, 11 TIME 11:30
POSTING DATE July 13, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK July 18, 11
2ND WEEK July 25, 11
3RD WEEK August 1, 11

SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

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

: NO. 2010-CV-1204

: 2011-EB-53

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER CONTACT:

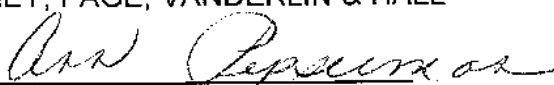
Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P. O. Box 186
Harrisburg, PA 17108-0186
Telephone (800) 692-7375

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Legal Services Office
168 East Fifth Street
Bloomsburg, PA 17815
Telephone (570) 784-8760

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY: 
Ann S. Pepperman, Esquire
Attorney for Plaintiff
I.D. No. 25482

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1204

2011-CN-53

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE

THIS CLAIM TO BE FILED WITH THE SHERIFF OF COLUMBIA COUNTY
35 West Main Street, Bloomsburg, PA 17815

CLAIM FOR EXEMPTION

To The SHERIFF of COLUMBIA COUNTY

I, the within named defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300 statutory exemption be

____ (i) set aside in kind (specify property to be set aside in kind):

____ (ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption: ____ in cash; ____ in kind (specify property):

(b) Social Security benefits on deposit in the amount of \$_____;

(c) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address)

(Telephone)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

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

SUSQUEHANNA BANK, successor to
SUSQUEHANNA BANK PA,
Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2011-CV-53

vs.

Orig. No. 2010-CV-1204

WILLIAM D. SNYDER and
MELENDIA S. SNYDER,
Defendants

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property. (Specifically describe property below)

606A Beech Glen Road, Benton, Pennsylvania

Amount Due	\$127,076.20
Interest to 03-31-11	11,768.74
Late Charges	602.42
Other Charges	2,226.72
Attorneys Fees	<u>2,500.00</u>
TOTAL	\$144,174.08

together with interest at the rate of \$24.05133 per day from March 31, 2011, late charges which continue to accrue at the rate of \$43.03 per month from March 31, 2011 until payment is made to the Plaintiff and costs.

Dated: 4-7-11

(SEAL)

BY: Kelly P. Brewer Deputy

Tami B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Comm. Expires Monday in 2012

ALL THOSE CERTAIN two pieces, parcels and tracts of land situate in Pine Township, Columbia County, Pennsylvania, being described as per a survey of A. Carl Wolfe, P.E. dated September 30, 1970, more particularly bounded and described as follows, to wit:

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SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

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

: NO. 2010-CV-1204

: 2011-ED-53

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

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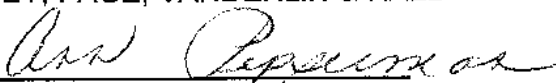
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Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:


Ann S. Pepperman, Esquire
Attorney for Plaintiff
I.D. No. 25482

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Plaintiff

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Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1204

2011-ED-53

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MORTGAGE FORECLOSURE

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BY: Kelly P. Brewer Deputy

Tami B. Klein
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

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CONTAINING 2677 square feet.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated September 30, 1970.

BEING THE SAME PREMISES granted and conveyed unto William D. Snyder and Melenda S. Snyder, his wife, by deed of Michael R. Kessler and Susan D. Kessler, his wife, dated October 17, 2006 and recorded in Columbia County Record Book to Instrument No. 200611642.

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ALL THOSE CERTAIN two pieces, parcels and tracts of land situate in Pine Township, Columbia County, Pennsylvania, being described as per a survey of A. Carl Wolfe, P.E. dated September 30, 1970, more particularly bounded and described as follows, to wit:

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CONTAINING 3,222 square feet and being described as per a survey of A. Carl Wolfe, P.E., dated September 30, 1979.

PARCEL NO. 2 – BEGINNING at a corner in the crossing of the public roads at the southeast corner of the Wesley Chapel Church lot and other land now or formerly of Henry R. Getty; thence by land now or formerly of Henry R. Getty South one degree East (S 01° E), seventeen and fifteen hundredths (17.15) perches to a stone on the east side of the public road; thence North eighty-nine degrees East (N 89° E), along lands now or formerly of C. W. Faus, five and fifteen hundredths (5.15) perches to a stone; thence by the same North one degree West (N 01° W), fourteen (14) perches to a corner in the public road; and thence by the same North fifty-nine and one-half degrees West (N 59 ½° W), five and ninety-two hundredths (5.92) perches to the place of BEGINNING.

CONTAINING one-half (1/2) acre of land more or less, and whereon is erected a stone building.

This conveyance is made subject to all lawful highways and subject to water rights along the road as set forth in the deed from C. W. Faus to Henry R. Getty, et ux., dated August 5, 1903 and recorded in the Register and Recorder's office of Columbia County in Deed Book 76 at page 185.

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SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2010-CV-1204
:
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO
PA.R.C.P. 3129.2**

TO: William D. Snyder and Melenda S. Snyder, Defendants in the above-captioned matter and owners or reputed owners of the real estate hereinafter described and the following lienholders and interested parties:

Susquehanna Bank, successor
to Susquehanna Bank PA
329 Pine Street
Williamsport, PA 17701

HSBC Bank Nevada, NA
1111 Town Center Drive
Las Vegas, NV 89193

and

c/o Weltman, Weinberg & Reis Co., LPA
1400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219

Asset Acceptance LLC, Assignee of
Citibank (South Dakota)
28405 Van Dyke Avenue
Warren, MI 48093

and

c/o Gordon & Weinberg, PC
1001 E. Hector Street, Ste 220
Conshohocken, PA 19428

Asset Acceptance LLC, Assignee of Chase
28405 Van Dyke Avenue
Warren, MI 48093

and

c/o Gordon & Weinberg, PC
1001 E. Hector Street, Ste 220
Conshohocken, PA 19428

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on _____, 2011, at _____ .m., the real estate and the improvements erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, in his office at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania on _____, 2011 and that distribution of said proceeds will be

made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY: 

Ann S. Pepperman, Esquire

Attorney for Plaintiff

Attorney ID No. 25482

433 Market Street

P.O. Box 7

Williamsport, PA 17703

Telephone: 570-326-6555

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CONTAINING 3,222 square feet and being described as per a survey of A. Carl Wolfe, P.E., dated September 30, 1979.

PARCEL NO. 2 – BEGINNING at a corner in the crossing of the public roads at the southeast corner of the Wesley Chapel Church lot and other land now or formerly of Henry R. Getty; thence by land now or formerly of Henry R. Getty South one degree East (S 01° E), seventeen and fifteen hundredths (17.15) perches to a stone on the east side of the public road; thence North eighty-nine degrees East (N 89° E), along lands now or formerly of C. W. Faus, five and fifteen hundredths (5.15) perches to a stone; thence by the same North one degree West (N 01° W), fourteen (14) perches to a corner in the public road; and thence by the same North fifty-nine and one-half degrees West (N 59 ½° W), five and ninety-two hundredths (5.92) perches to the place of BEGINNING.

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This conveyance is made subject to all lawful highways and subject to water rights along the road as set forth in the deed from C. W. Faus to Henry R. Getty, et ux., dated August 5, 1903 and recorded in the Register and Recorder's office of Columbia County in Deed Book 76 at page 185.

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SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

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

: NO. 2010-CV-1204
:
:

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

:

: ss

COUNTY OF LYCOMING

:

ANN S. PEPPERMAN, attorney for Plaintiff and authorized to make this affidavit on its behalf, being duly sworn according to law, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 606A Beech Glen Road, Benton, Columbia County, Pennsylvania, described in Exhibit "A" attached hereto and made a part of this affidavit.

1. Name and address of owners or reputed owners:

Name

Address

William D. Snyder

507A Dutch Hill Road
Bloomsburg, PA 17815

Melenda S. Snyder

PO Box 151
Lopez, PA 18628

2. Name and address of Defendants in the judgment:

Name

Address

William D. Snyder

507A Dutch Hill Road
Bloomsburg, PA 17815

Melenda S. Snyder

PO Box 151
Lopez, PA 18628

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

Name

Address

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to Susquehanna Bank PA

329 Pine Street
Williamsport, PA 17701

HSBC Bank Nevada, NA

1111 Town Center Drive
Las Vegas, NV 89193

and

c/o Weltman, Weinberg & Reis Co., LPA
1400 Koppers Building
436 Seventh Avenue
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Asset Acceptance LLC,
Assignee of Citibank (South
Dakota)

28405 Van Dyke Avenue
Warren, MI 48093

and

c/o Gordon & Weinberg, PC
1001 E. Hector Street, Ste 220
Conshohocken, PA 19428

Asset Acceptance LLC,
Assignee of Chase

28405 Van Dyke Avenue
Warren, MI 48093

and

c/o Gordon & Weinberg, PC
1001 E. Hector Street, Ste 220
Conshohocken, PA 19428

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

Name

Address

Susquehanna Bank PA, now
Susquehanna Bank

329 Pine Street
Williamsport, PA 17701

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

Name

Address

None

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

Name

Address

None

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

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. §4904 relating to unsworn falsification to authorities.

Date

4/7/11

Ann S. Pepperman, Esquire

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to SUSQUEHANNA BANK PA,
Plaintiff

vs.


WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2010-CV-1204
:
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Ann S. Pepperman, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff


Ann S. Pepperman, Esquire
I.D. No. 25482

433 Market Street
PO Box 7
Williamsport, PA 17701
(570) 326-6555

SUSQUEHANNA BANK, successor
to SUSQUEHANNA BANK PA,
Plaintiff

vs.

WILLIAM D. SNYDER and
MELEND S. SNYDER,
Defendants

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

: NO. 2010-CV-1204
:
:

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

Sharon L. Steiner, being duly sworn according to law,
deposes and says that he/she is Legal Coordinator of SBI Loan Center and that to
the best of his/her knowledge, information and belief, the Defendants are not currently
in any branch of the armed services.

Sharon L. Steiner

Sworn to and subscribed

before me this 27th day of

January, 2011.

Susan E. Gift
Notary Public

SUSAN E GIFT
Notary Public
Washington County
Maryland
My Commission Expires Jan 14, 2014

+ 56.47



106080 / M 2136102

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK.

ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

5.709
110

110379203

Date: 1/28/11

Pay to the
order of COLUMBIA COUNTY SHERIFF
EXACTLY **1,350 AND 00/100 DOLLARS

\$*****1,350.00

DRAWER: SUSQUEHANNA BANK PA

M E M O :

WILLIAM D SNYDER

ISSUED BY: MONETGRAM PAYMENTS SYSTEMS, INC.
P.O. BOX 08478 MINNEAPOLIS MN 55480
DRAWEE: THE BANK OF NEW YORK MELLON, EVERETT, MA

Authorized Signature

⑈0110379203⑈ ⑆011007092⑆0150012089190⑈