

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

BENEFICIAL CONSUMER DISCOUNT  
COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF

vs.

## Defendant

IRVIN L. SNYDER  
DOYLEEN J SNYDER

### Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, December 12, 201

Writ of Execution No. : 2010CV2023

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 604 ANTS HILL ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Surcharge	\$180.00

**Total Sheriff Costs \$2,318.82**

## Municipal Costs

Delinquent Taxes	\$1,584.03
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**Total Municipal Costs \$1,584.03**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs \$55.00**

**Grand Total: \$3,957.85**

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

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

(c) CountySura Sheriff, Tidewater, Inc.

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 2687.01

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LAURA H.G. O'SULLIVAN  
LISA L. WALLACE  
JANET Z. CHARLTON  
GAYL C. SPIVAK  
JASON E. BROOKS  
ANDREW L. MARKOWITZ  
MICHAEL T. CANTRELL  
JOSEPH F. RIGA  
HEIDI R. SPIVAK  
CAROL ROGERS COBB  
COLIN AARON  
DIANA C. THEOLOGOU  
MARISA I. COHEN  
MARK GOLAB  
JO-ANN T. LAMBERT-O'NEILL  
MELISSA A. SPOSATO  
BRIAN T. LAMANN  
ANN E. SWARTZ  
LEBANNA D. ADAMS  
MATTHEW E. RUSSELL  
NATALIE GERALDO  
ERIN M. BRADY  
DIANE BRADSHAW  
CHARLES A. HIGGS  
LAURA T. CURRY  
ANTOINETTE N. MOORE  
KEVIN T. McOLAR  
ALEXANDRA E. GARCIA  
STACY ANN BULLIN  
MICHAEL T. ROZEA  
JONATHAN ELEFANT  
LAURA L. LATTA  
AUDY K. MOYNJHAN  
CHRISTINE L. GRAHAM  
SHELBA G. ENGRISSE  
NANCY TOSSON  
JOSE O. HASBUN  
JONATHAN POLLACK  
RICHARD J. SUZOR, JR.  
LUCAS M. ANDERSON  
JEFF WINSTON  
DANIEL PANASELLE  
WILLIAM D. JENNINGS  
MELGAN R. STERBAUGH  
JOSEPH L. FOLEY  
KYLE I. MOULDING  
JOHN T. PICCINNINI  
ION GASTOR  
JOSEPH C. COLEMAN

See back of envelope for forwarding

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

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

February 18, 2013

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08018  
(856) 858-7080  
FAX (856) 858-7070

SUITE 210  
145 HUGENOT STREET  
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FAX (301) 499-1568  
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SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 650-6379

SUITE 100  
30 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8250  
FAX (855) 425-1979

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19803  
(302) 409-7520  
FAX 855-425-1980

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Irvin L. Snyder, Jr. and Doyleen J. Snyder  
Columbia County, Court of Common Pleas, No. 2010-CV-2023  
Action in Mortgage Foreclosure  
Premises: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815  
Date of Sheriff's Sale: December 12, 2012

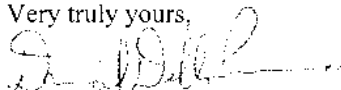
Dear Sheriff:

Enclosed please find check in the amount of \$2,687.01 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, 961 Weigel Drive, Elmhurst, IL 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,



Daniel DellaPenna  
Legal Assistant

/ddp  
Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions

## RECORDER'S USE ONLY

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  
McCabe, Weisberg and Conway, P.C.

Telephone Number  
215-790-1010

Mailing Address  
123 S. Broad Street, Suite 2080

City State Zip Code  
Philadelphia PA 19109

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Sheriff of Columbia

Mailing Address  
Columbia County Courthouse, 35 West Main Street

City State Zip Code  
Bloomsburg PA 17815

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Mailing Address  
961 Weigel Drive

City State Zip Code  
Elmhurst IL 60126

### D. REAL ESTATE LOCATION

Street Address  
604 Ants Hill Road

City, Township, Borough  
Madison Township

County School District  
Columbia Millville Area School District

Tax Parcel Number  
21-05-08

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

1. Actual Cash Consideration  
\$4,037.01

2. Other consideration  
+ 0.00

3. Total Consideration  
= \$4,037.01

4. County Assessed Value  
\$24,319.00

5. Common Level Ratio Factor  
x 3.60

6. Fair Market Value  
= \$87,548.40

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed  
100

1b. Percentage of Grantor's Interest in Real Estate  
100%

1c. Percentage of Grantor's Interest Conveyed  
100%

#### 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 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 a copy of resolution.)
- ☒ Transfer from mortgage 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 article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on December 12, 2012 to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania as holder of a mortgage in default, and, thus, 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

2/12/13

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

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>78.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>539.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1534.82</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</u>

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>1584.03</u>	
TOTAL *****		\$ <u>1584.03</u>

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 5757.85

**MCCABE, WEISBERG & CONWAY, P.C.**

**ATTORNEYS AT LAW**

123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19108  
(215) 790-1010



3 50/310



NO.

74203

PAY Two Thousand Six Hundred Eighty Seven \*\*\*\*\* 01/100

DATE

Feb/19/2013 \$2,687.01

AMOUNT

ESCROW TRUST  
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County  
ORDER  
OF

Balance Due Sheriff 201-4048

⑈074203⑈ ⑆031000503⑆2000012430022⑈

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

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COLEMAN  
DANA C. T. BOHLECK  
MARISA J. COHEN  
MARK GELBER  
JOHANN F. LAMBERTZ NEILL  
MELISSA A. SPOTVIO  
BRIAN T. LAMANN  
GREG M. DEMENT  
ANNE SWARTZ  
LEDEANNA D. ADAMS  
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RICHARD J. SZOR, JR.  
LUCAS M. ANDERSON  
DANIEL FANASELLI  
WILLIAM D. JENNINGS  
MICHAEL STERBACK  
JOSEPH POLLY

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

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

RE: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania v. Irvin L. Snyder,  
Jr. and Doyleen J. Snyder  
Columbia County; County CCP Number; Number 2010-CV-2023

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for December 12, 2012.

If you have an questions, please feel free to contact me.

Very truly yours,

Nolan Serowatka,  
McCabe, Weisberg and Conway, P.C.

/ns  
Enclosure

**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**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. MCQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LAMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 1400**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

Columbia County  
Court of Common Pleas

Number 2010-CV-2023

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA

:

COUNTY OF PHILADELPHIA

:SS.

:

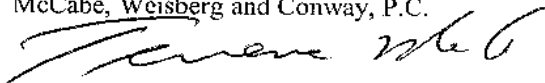
Undersigned, Esquire, being duly sworn according to law, deposes and says that the following is true and correct to the best of his knowledge and belief:

1. That he is counsel for the above-named Plaintiff;
2. That on October 12, 2012, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendants, Irvin L. Snyder Jr. and Doyleen J. Snyder, by regular mail, certificate of mailing and certified mail, return receipt requested, addressed to his/her last-known address of 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".
3. That on October 5, 2012, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendants, Irvin L. Snyder Jr. and Doyleen J. Snyder, by posting the same at the mortgaged premises of 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815. A true



and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

McCabe, Weisberg and Conway, P.C.



Terrence J. McCabe, Esquire  
Marc S. Weisberg, Esquire  
Edward D. Conway, Esquire  
Margaret Gairo, Esquire  
Andrew L. Markowitz, Esquire  
Heidi R. Spivak, Esquire  
Marisa J. Cohen, Esquire  
Kevin T. McQuail, Esquire  
Christine L. Graham, Esquire  
Brian T. LaManna, Esquire  
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 13 DAY

OF Nov, 2012



NOTARY PUBLIC

NOTARY PUBLIC  
Barbara J. Meyer - Notary Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES JAN. 12, 2014

FILED  
PROthonAL

2012 APR 15 1 2 05

CLERK OF COURT  
COUNTY OF COLUMBIA

61446  
10RDR

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

Columbia County  
Court of Common Pleas

Number 2010-CV-2023

61446  
10RDR

ORDER

AND NOW, this 16<sup>th</sup> day of April, 2012, the Plaintiff is granted leave to serve all process in this mortgage foreclosure action upon the Defendants, Irvin L. Snyder Jr. and Doyleen J. Snyder, by regular mail and by certified mail, return receipt requested, to their last known address of 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815, and by posting the mortgaged premises of 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

15/ Shirley E. Norton  
J.

# **EXHIBIT A**

2002-03-02 12:02:26

Order	Article Number	Address, Street and P.O. Address	Priority	Lot	Tracking Change	Aerial Value if Required	in Meters	1/1000	Fee	Fee	Fee	Fee	Fee	Fee
1	L. Official Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania	Irvin L. Snyder, Jr. 604 Ans Hill Road Bloomsburg, Pennsylvania 17815												
2	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania	Doyleen J. Snyder 604 Ans Hill Road Bloomsburg, Pennsylvania 17815												
3	Irvin L. Snyder, Jr. and Doyleen J. Snyder 61446													
4														

Complete by Typewriter, Ink, or Ball Point Pen

7012 2210 0001 1663 9904

U.S. Postal Service <sup>™</sup>	
CERTIFIED MAIL <sup>™</sup> RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$ 0.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$5.75
Postmark Here	
Sent to: Irvin L. Snyder, Jr.	
Street, Apt. No., or PO Box No. 604 Ants Hill Rd.	
City, State, ZIP+4 <sup>®</sup> Bloomsburg, PA 17815	
PS Form 3800, August 2005 See Reverse for Instructions	

7012 2210 0001 1663 9904

U.S. Postal Service <sup>™</sup>	
CERTIFIED MAIL <sup>™</sup> RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$ 4.75
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$5.75
Postmark Here	
Sent to: Doyleen J. Snyder	
Street, Apt. No., or PO Box No. 604 Ants Hill Road	
City, State, ZIP+4 <sup>®</sup> Bloomsburg, PA 17815	
PS Form 3800, August 2005 See Reverse for Instructions	

# **EXHIBIT B**

RSWS

61446

COURT OF COMMON PLEAS COLUMBIA COUNTY

2010  
CASE NO.: 20101-CV-2023

AFFIDAVIT OF SERVICE

Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co. of Pennsylvania

vs.

Irvin L. Snyder, Jr. and  
Doyleen J. Snyder

COPY

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, Nathan Morgan, a competent adult, being duly sworn according to law, depose and say that at 9:36 AM on 10/05/2012, I served Irvin L. Snyder, Jr. at 604 Ants Hill Road, Bloomsburg, PA 17815 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant's company.
- ☒ Other: The documents were posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this  
10th day of October, 2012.

Kathryn S. Fogle  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Kathryn S. Fogle, Notary Public  
Lower Paxton Twp, Dauphin County  
My commission expires August 13, 2016

X Nathan Morgan  
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: 30897 - Our File# 22282

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

JUL 01 2012 4:00 PM

COURT OF COMMON PLEAS COLUMBIA COUNTY

2010  
CASE NO.: 20101-CV-2023

AFFIDAVIT OF SERVICE

Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co. of Pennsylvania

COPY

VS.

Irvin L. Snyder, Jr. and  
Doyleen J. Snyder

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, Nathan Morgan, a competent adult, being duly sworn according to law, depose and say that at 9:36 AM on 10/05/2012, I served Doyleen J. Snyder at 604 Ants Hill Road, Bloomsburg, PA 17815 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant's company.
- ☒ Other: The documents were posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this  
10th day of October, 2012.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Kathryn S. Fogle, Notary Public  
Lower Paxton Twp, Dauphin County  
My commission expires August 13, 2016

X Nathan Morgan  
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2504  
Melville, NY 11747  
(516) 294-5850

Atty File#: 30898 - Our File# 22281

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

OCT 26 AM 11



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SHERIFF'S RETURN OF SERVICE

11/07/2012 03:03 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW,  
STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL  
UPON THE REAL ESTATE LOCATED AT 604 ANTS HILL ROAD, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

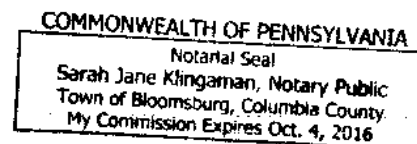
November 07, 2012


NOTARY

Affirmed and subscribed to before me this

7TH day of NOVEMBER, 2012

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106





# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/24/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 604 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2010CV2023

604 ANTS HILL ROAD, BLOOMSBURG, PA 17815

EXP: 10/24/2012

*[Handwritten signature]*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SHERIFF'S RETURN OF SERVICE

10/01/2012 01:03 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DOYLEEN J SNYDER AT SHERIFF'S OFFICE, 35 WEST MAIN STREET, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

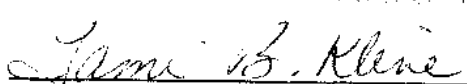
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of OCTOBER, 2012

  
Tami B. Kline

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

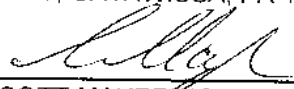


BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SHERIFF'S RETURN OF SERVICE

10/01/2012 05:11 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED  
THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY  
"PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE  
THE DEFENDANT, TO WIT: IRVIN L. SNYDER AT 152 N 2ND STREET, CATAWISSA, PA 17820.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of OCTOBER, 2012

  
Jami B. Klue

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

COURT OF COMMON PLEAS COLUMBIA COUNTY

CASE NO.: 20101-CV-2023

AFFIDAVIT OF SERVICE

Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co. of Pennsylvania

COPY

vs.

Irvin L. Snyder, Jr. and  
Doyleen J. Snyder

Commonwealth of Pennsylvania  
County of Dauphin ss.

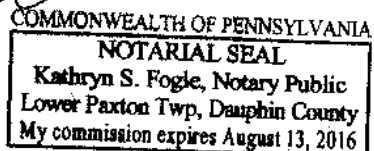
I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **9:36 AM** on **10/05/2012**, I served **Doyleen J. Snyder** at **604 Ants Hill Road , Bloomsburg, PA 17815** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant's company.
- ☒ Other: The documents were posted to the premises.

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this  
10th day of October, 2012.

NOTARY PUBLIC



X Nathan Morgan  
AOSS  
1 Funtington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: 30898 - Our File# 22281

COURT OF COMMON PLEAS COLUMBIA COUNTY

CASE NO.: 20101-CV-2023

AFFIDAVIT OF SERVICE

Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co. of Pennsylvania

vs.

Irvin L. Snyder, Jr. and  
Doyleen J. Snyder

COPY

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **9:36 AM** on **10/05/2012**, I served **Irvin L. Snyder, Jr.** at **604 Ants Hill Road, Bloomsburg, PA 17815** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant's company.
- ☒ Other: The documents were posted to the premises.

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this  
10th day of October, 2012.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Kathryn S. Fogle, Notary Public  
Lower Paxton Twp, Dauphin County  
My commission expires August 13, 2016

X Nathan Morgan  
Nathan Morgan  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: 30897 - Our File# 22282

**Sheriff's Copy of Affidavit(s)**

Attention Sheriff of the County of Columbia

From: Libby Washkau

Date: 10 / 24 / 2012

Re: Copy of Affidavit(s)

---

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5858 or  
EWashkau@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Libby Washkau

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

TERRENCE J. McCABE  
MARK E. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE  
LAURA H.G. O'SULLIVAN  
JANET Z. CHARLTON  
GAYL C. SPIVAK  
JASON E. BROOKS  
ANDREW L. MARKOWITZ  
MICHAEL L. CANTRELL  
JOSEPH F. RIGA  
CAROL RODGERS COHR  
CATHERINE E. WELKER  
HEIDI R. SPIVAK  
DEANA C. HERLOGOCH  
MARISA J. COHEN  
MARK GOJAK  
JO-ANN T. LAMBERT-O'NEILL  
MELISSA A. SPOSATO  
BRIAN T. LAMANNIA  
CORRIN M. DEMENT  
ANNE SWARTZ  
PHILIP MAHONY  
MATTHEW E. RUSSELL  
ERIN M. BRADY  
RICHARD CURRIEN  
LAURA L. CURRY  
ANTOINETTE N. MOORE  
KEVIN T. McGLAHL  
ALEXANDRA T. GARCIA  
MICHAEL T. ROZLA  
JONATHAN ELEFANT  
LAURA L. LAFIA  
ADHY K. MOYNIHAN  
CHRISTINE L. GRAHAM  
SHEERA G. ENGRISSEI  
JOSE O. HASBUN  
JONATHAN POLLACK  
MAKIONNA E. PORCH  
RICHARD J. SZTOR, JR.  
HEATHER M. WEISBERG  
LUCAS M. ANDERSON  
DANIEL PANASELLE  
WILLIAM D. JENNINGS

See [www.mccabewc.com](http://www.mccabewc.com) for listing.

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

October 9, 2012

SUITE 303  
216 HARTDON AVENUE  
WESTMONT, N.J. 08108  
(908) 838-7080  
FAX (908) 838-7029

SUITE 216  
125 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 476-3906  
GENERAL FAX (914) 436-8901

SUITE 800  
112 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-5301  
FAX (301) 490-5368  
Also serving the District of Columbia

SUITE 202  
602 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 636-0379

SUITE 100  
10 BUXTON FARMS ROAD  
STAMFORD, CT 06902  
(203) 992-8200  
FAX (855) 425-1579

SUITE 136  
ONE AWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19801  
(302) 409-5520  
FAX 302-425-1930

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Irvin L. Snyder, Jr. and Doyleen J. Snyder  
Columbia County, No. 2010-CV-2023  
Premises: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on December 12, 2012.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Robert Murray,  
McCabe, Weisberg and Conway, P.C.

/RMY  
cc: Office of the Sheriff/Real Estate Division



**McCABE, WEISBERG & CONWAY, P.C.**  
TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania  
Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2010-CV-2023

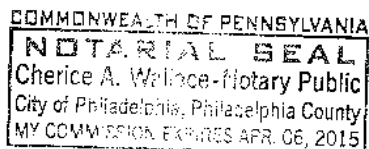
**AFFIDAVIT OF SERVICE**  
**OF**  
**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 9th day of October, 2012, 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 Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED  
BEFORE ME THIS 9 DAY  
OF October, 2012

*Cherice A. Wallace*  
NOTARY PUBLIC



**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff

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

**McCABE, WEISBERG & CONWAY, P.C.**  
TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania  
Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2010-CV-2023

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Irvin L. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Irvin L. Snyder, Jr.	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

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

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
------	---------

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
------	---------

Tenants/Occupants	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> 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
--------------------------	--

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
--	---

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  
2010-Cv-2023 District of PA  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754  
and  
U.S. Post Office and Courthouse  
700 Grant Street, Suite 400  
Pittsburgh, PA 15219

United States of America c/o  
Atty General of the United States

U.S. Dept. of Justice, Rm. 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept. of Justice, Rm. 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

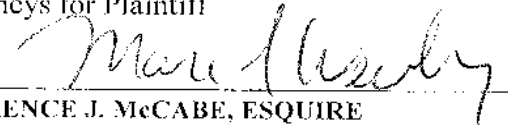
None

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.

October 9, 2012  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff

By:   
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**

**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**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

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

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2023

DATE: October 9, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: Irvin L. Snyder, Jr. and Doyleen J. Snyder

PROPERTY: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$163,189.28

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **December 12, 2012 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.

Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
125 S. Broad St., Suite 2080  
Philadelphia, PA 19109  
ATTN: R. Murray-

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Insured



U.S. POSTAGE PITNEY BOWES  
ZIP 19109 \$ 005.00<sup>0</sup>  
02 4M  
0001377454 OCT 10 2012

Line	Article Number	Range
1	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania  Plaintiff  v.  Irvin L. Snyder, Jr. and Doyleen J. Snyder  Defendants	Tenants/Occupants 604 Ants Hill Road Bloomsburg, Pennsylvania 17815
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
6		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
7		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

[illegible]

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

DATE:05-OCT-12

FEE:\$5.00

CERT. NO13030

SNYDER IRVIN L & DOYLEEN J JR  
83 MCDOWELL HILL ROAD  
BLOOMSBURG PA 17815

DISTRICT: MADISON TWP  
DEED 0511-0213  
LOCATION: 604 ANTS HILL RD MILLVILLE  
PARCEL: 21 -05 -008-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2010	PRIM	0.00	0.00		0.00	0.00
2011	PRIM	1,579.03	0.00		0.00	1,579.03
TOTAL DUE :						\$1,579.03

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2012

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2011

**COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN**

REQUESTED BY:

**\* PLEASE NOTE:**

**CERTIFICATION ONLY INCLUDES TAX YEARS 2011 AND PRIOR  
2012 TAX AMOUNTS TURNED DELINQUENT WILL BE ASSESSES A \$15.00 FEE FOR JANUARY**

\*\*\* WHERE APPLICABLE THE FOLLOWING TAX YEAR(S) ARE COVERED UNDER BANKRUPTCY:



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	IRVIN L. SNYDER
Primary Address:	604 ANTS HILL ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	Possibly in Catawissa 152 N. 2nd St Catawissa, PA 17820
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	IRVIN Snyder
Relation:	Def
Date:	10-1-10
Time:	17:11
Deputy:	4
Mileage:	

### Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC
Phone:	215-790-1010

### Service Attempts:

Date:	09-26-12					
Time:	1520					
Mileage:						
Deputy:	6-18					

### Service Attempt Notes:

1. House is Empty
- 2.
- 3.
- 4.
- 5.
- 6.

SNYDER, IRVIN L.

2010CV2023

604 ANTS HILL ROAD, BLOOMSBURG, PA 17815

EXP: 10/24/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

784.2144

## SERVICE COVER SHEET

WAYNE BOYER OWNER

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/24/2012

Warrant:

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

### Serve To:

Name: DOYLEEN J SNYDER

Primary Address: 604 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: ~~88771~~ Office

Phone:

### Final Service:

Served: (Personally) Adult In Charge Posted Other

Adult In Charge: Doyleen Snyder

Relation: DEF

Date: 10-1-12

Time: 13:03

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	09/27/12	09/28/12				
Time:	0930	1120				
Mileage:						
Deputy:	DANCELO	DANCELO				

### Service Attempt Notes:

1. NO ANS - LEFT CARD - 83 MEDWELL HILL RD
2. CARD STILL THERE
- 3.
- 4.
- 5.
- 6.

SNYDER, DOYLEEN J

2010CV2023

604 ANTS HILL ROAD, BLOOMSBURG, PA 17815

EXP: 10/24/2012

**TAX CERTIFICATION**  
**MADISON TWP/MILLVILLE BORO/COLUMBIA COUNTY**  
**(570) 437-2153**  
**ccrawford2227@hotmail.com**

**DATE** 26-SEP-2012

**NAME:** SNYDER, IRVIN L & DOYLEEN

**PROPERTY LOCATION:**

604 ANTS HILL RD  
BLOOMSBURG PA 17815

**COLUMBIA COUNTY PARCEL #:** 21-05.008-00,000

**2012 County Taxes:** Not paid X Paid \_\_\_\_\_ Date Paid \_\_\_\_\_  
**Twp Taxes / Boro Taxes**

Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

**School Taxes: School District: Millville Area School District**

**2012 School Taxes:** Not Paid X Paid \_\_\_\_\_ Date Paid \_\_\_\_\_

Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

**Interim Taxes:**

**Twp/Boro Taxes:** Not Paid \_\_\_\_\_ Paid \_\_\_\_\_ Date Paid \_\_\_\_\_

**School Interim:** Not Paid \_\_\_\_\_ Paid \_\_\_\_\_ Date Paid \_\_\_\_\_

Connie Crawford  
Tax Collectors Signature

26-SEP-12  
Date Verified

My fee for tax certification is \$10.00  
Payable to Connie Crawford TC  
2227 Valley Rd Bloomsburg PA 17815

*These 2 people  
are not on the per capita  
rolls - I can't find them  
cc*

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  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
KEVIN T. McQUAIL, ESQUIRE - ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

**CIVIL ACTION LAW**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2023

2012-ED-128

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Irvin L. Snyder, Jr.  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Doyleen J. Snyder  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on December 12 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$163,189.28 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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.)

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4015  
 DESTINATION TEL # 915703895625  
 DESTINATION ID  
 ST. TIME 09/25 14:07  
 TIME USE 01'37  
 PAGES SENT 5  
 RESULT OK

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

**Attorneys for Plaintiff**

Beneficial Consumer Discount D/B/A Beneficial  
 Mortgage Co of Pennsylvania  
 Plaintiff

Columbia County  
 COURT OF COMMON PLEAS

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder  
 Defendants

Number 2010-CV-2023

**AFFIDAVIT AS TO MILITARY SERVICE**

Zenobia Marrero, being of lawful age and being first duly sworn on oath, states and deposes as follows:

1. I am a Legal Assistant at McCabe, Weisberg & Conway, P.C.
2. On the 9<sup>th</sup> day of July, 2012, I personally conducted an online search through the Department of Defense Manpower Data Center at <https://www.dmdc.osd.mil/scra/owe/home>, which indicated that the defendants, Irvin L. Snyder, Jr. and Doyleen J. Snyder, are not in the military service of the United States as of the date I conducted the search. A true and accurate copy of the printout of the online search results from the Department of Defense Manpower Data Center is attached hereto.
3. To my knowledge, defendants, Irvin L. Snyder, Jr. and Doyleen J. Snyder, are not infants or incompetent.

I affirm, under the penalties for perjury, that the foregoing representations are true.

SWORN AND SUBSCRIBED

By: *Zenobia Marrero*

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Beneficial Consumer Discount D/B/A Beneficial  
Mortgage Co of Pennsylvania  
Plaintiff

Columbia County  
COURT OF COMMON PLEAS

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder  
Defendants

Number 2010-CV-2023

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SWORN AND SUBSCRIBED

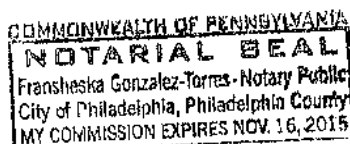
By: Zenobia Marrero

BEFORE ME THIS 9 DAY

Name: Zenobia Marrero

OF July, 2012

J. Douglas Jones  
NOTARY PUBLIC





Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: SYNDER JR First Name: IRVIN L

Active Duty Status As Of: Jul-09-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pls/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN, and active duty status data provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Report ID: VRKEM3AGLG





# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SYNDER First Name: DOYLEEN J

Active Duty Status As Of: Jul-09-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snowdy-Dixon*

Mary M. Snowdy-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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Report ID: 4NP969HFUT



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 10/24/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia Co.  
**Primary Address:** 11 WEST MAIN STREET  
 2ND FLOOR  
 Bloomsburg, PA 17815 **DOB:**   
**Phone:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other   
**Adult In Charge:** Karen Richendrfer   
**Relation:** Clerk   
**Date:** 9-26-12 **Time:** 8:20   
**Deputy:** 8 **Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2010CV2023 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/24/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE  
CO. OF  
vs.  
IRVIN L. SNYDER (et al.)

Case Number  
2010CV2023

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/24/2012

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: HEATHER S. HYATT

Relation: CLERK

Date: 9/26/12

Time: 08:10 AM

Deputy: 8

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2010CV2023

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/24/2012

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

Beneficial Consumer Discount D/B/A Beneficial  
 Mortgage Co of Pennsylvania,  
 Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder  
 Defendants

Columbia County  
 COURT OF COMMON PLEAS

Number 2010-CV-2023

### AFFIDAVIT AS TO MILITARY SERVICE

Zenobia Marrero, being of lawful age and being first duly sworn on oath, states and deposes as follows:

1. I am a Legal Assistant at McCabe, Weisberg & Conway, P.C.
2. On the 9<sup>th</sup> day of July, 2012, I personally conducted an online search through the Department of Defense Manpower Data Center at <https://www.dmdc.osd.mil/scra/qwa/home>, which indicated that the defendants, Irvin L. Snyder, Jr. and Doyleen J. Snyder, are not in the military service of the United States as of the date I conducted the search. A true and accurate copy of the printout of the online search results from the Department of Defense Manpower Data Center is attached hereto.
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SWORN AND SUBSCRIBED

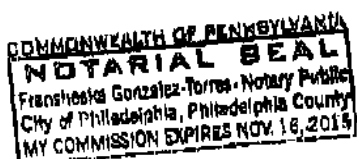
BEFORE ME THIS 9 DAY

OF July, 2012

NOTARY PUBLIC

By: Zenobia Marrero

Name: Zenobia Marrero



Results as of: Jul-09-2012 08:51:48

SCRA 2.2.1

## Department of Defense Manpower Data Center



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SYNDER JR First Name: IRVIN LActive Duty Status As Of: JUL-09-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received a notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavely-Dixon*

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More Information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods (less than 30 consecutive days in length) were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrators (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Report ID: VRKEM3AGLG



Results as of: Jul-09-2012 00:07:42

SCRA 2.9.1

## Department of Defense Manpower Data Center



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SYNDER First Name: DOYLEEN JActive Duty Status As Of: Jul-09-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Last Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual last active duty status within 367 days preceding the Active Duty Status Date			

The Member or Member Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snively-Dixon*

Mary M. Snively-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E26  
Arlington, VA 22330

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defensealink mail" URL: <http://www.defensealink.mil/faq/pla/PC06SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 621(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or higher unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Services member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a first name, SSN, and active duty status data provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Report ID: 4NP969HFUT

Document Receipt

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Trans # 37379 Carrier / service: POST 2PM 9/25/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016892

Doc Ref #: 128ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 37378 Carrier / service: POST 2PM 9/25/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016885

DEPARTMENT 281230

Doc Ref #: 128ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 37377 Carrier / service: POST 2PM 9/25/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000016878

Doc Ref #: 128ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 37376 Carrier / service: POST 2PM 9/25/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000016861

Doc Ref #: 128ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 37375 Carrier / service: POST 2PM 9/25/2012

Ship to: 37375

UNITES STATES OF AMERICA

C/O ATTY GENERAL OF THE USA

950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000016854

Doc Ref #: 128ED2012

WASHINGTON DC 20530

Document Receipt

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Trans # 37374 Carrier / service: POST 2PM 9/25/2012

Ship to: 37374

UNITED STATES OF AMERICA

228 WALNUT STREET STE 220

Tracking #: 9171924291001000016847

Doc Ref #: 128ED2012

HARRISBURG PA 17108



Document Receipt

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Trans # 37373 Carrier / service: POST 2PM 9/25/2012

Ship to: 37373

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT  
235 NORTH WASHINGTON AVE.

Tracking #: 9171924291001000016830

Doc Ref #: 128ED2012

SCRANTON PA 18503

Document Receipt

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Trans #	37372	Carrier / service:	POST	2PM	9/25/2012
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Ship to: 37372

PA DEPT OF REVENUE

PO BXO 280948

Tracking #: 9171924291001000016823

Doc Ref #: 128ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 37371 Carrier / service: POST 2PM 9/25/2012

Ship to: 37371

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 9171924291001000016816

Doc Ref #: 128ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 37370 Carrier / service: POST 2PM 9/25/2012

Ship to: 37370

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000016809

Doc Ref #: 128ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 37369 Carrier / service: POST 2PM 9/25/2012

Ship to: 37369

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000016793

Doc Ref #: 128ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 37368 Carrier / service: POST 2PM 9/25/2012

Ship to: 37368

COMMONWEALTH OF PA

110 NORTH 8TH ST STE 204

Tracking #: 9171924291001000016786

Doc Ref #: 128ED2012

PHILADELPHIA PA 19107

Document Receipt

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Trans # 37367 Carrier / service: POST 2PM 9/25/2012

Ship to: 37367

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000016779

Doc Ref #: 128ED2012

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 108-12

DATE RECEIVED 9-25-12  
DOCKET AND INDEX 9-25-12

## 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 ✓ CK# 70/24  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Oct. 12, 12 TIME 3:00  
POSTING DATE Aug. 7, 12  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Dec. 5, 12



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2010CV2023

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

**WEDNESDAY, DECEMBER 12, 2012  
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State, of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the intersection of L.R. No. 19049 and T.R. 403 approximately two (2) miles North of L.R. No. 249, THENCE through the center of L.R. No. 19049, North Fourteen (14) degrees East four hundred (400) feet to a point; THENCE along the center line of said Legislative Route North seven (7) degrees East three hundred (300) feet to a point in line of lands of David Superdock; THENCE along said lands and other lands of Richard Enpp, South fifty and one-half (50 1/2) degrees East through an iron pin in place on the Easterly right-of-way of L.R. No. 19049, four THENCE through T.R. 402 South sixty-three (63) degrees West one hundred seventy-five (175) feet to a point in the center line of said highway; THENCE through the said center line South fifty (50) degrees West four hundred sixty-eight and seven tenths (468.7) feet to a point, the place of beginning. CONTAINING 3.23 acres. The said description was taken from a draft prepared from a survey by W.S. Warner, P.E. March, 1973.

Being the same property acquired by Irvin J. Snyder, Jr., and Doyleen J. Snyder, by Deed recorded 07/19/1996, of record in Deed Book 630, Page 1075, in the Office of the Recorder of Columbia County, Pennsylvania

BEING KNOWN AS: 604 ANTS HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 21-05-08

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 604 ANTS HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21-05-08

Seized and taken into execution to be sold as the property of IRVIN L. SNYDER, DOYLEEN J SNYDER in suit of BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF.

**TERMS OF SALE:** MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**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**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

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

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2010-CV-2023

2012-ED-128

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1.       Name and address of Owners or Reputed Owners

Name	Address
Irvin L. Snyder Jr.	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

2.       Name and address of Defendants in the judgment:

Name	Address
Irvin L. Snyder, Jr.	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

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	
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
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
Tenants/Occupants	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> 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
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
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  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

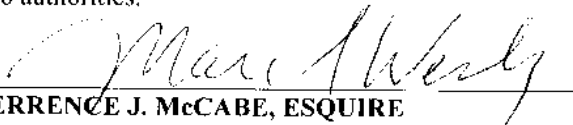
Address

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.

August 6, 2012

DATE

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the intersection of L.R. No. 19049 and T.R. 403 approximately two (2) miles North of L.R. No. 249, THENCE through the center of L.R. No. 19049, North Fourteen (14) degrees East four hundred (400) feet to a point; THENCE along the center line of said Legislative Route North seven (7) degrees East three hundred (300) feet to a point in line of lands of David Superdock; THENCE along said lands and other lands of Richard Enpp, South fifty and one-half (50 ½) degrees East through an iron pin in place on the Easterly right-of-way of L.R. No. 19049, four

THENCE through T.R. 402 South sixty-three (63) degrees West one hundred seventy-five (175) feet to a point in the center line of said highway; THENCE through the said center line South fifty (50) degrees West four hundred sixty-eight and seven tenths (468.7) feet to a point, the place of beginning. CONTAINING 3.23 acres. The said description was taken from a draft prepared from a survey by W.S. Warner, P.E. March, 1973.

Being the same property acquired by Irvin J. Snyder, Jr., and Doyleen J. Snyder, by Deed recorded 07/19/1996, of record in Deed Book 630, Page 1075, in the Office of the Recorder of Columbia County, Pennsylvania

BEING KNOWN AS: 604 ANTS HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 21-05-08

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$163,189.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IRVIN L. SNYDER, JR. AND DOYLEEN J. 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 325

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 128 Term 2012 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2010-CV-2023 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: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815

Amount Due

\$163,189.28

Interest from 07/10/12 to

\$ \_\_\_\_\_

DATE OF SALE \_\_\_\_\_

plus \$26.83 per diem thereafter

(Costs to be added)

Total

\$ \_\_\_\_\_

Dated: 9-24-12

(SEAL)

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

By: Kelly P. Brewer Deputy

Not a Court of Law  
My Comm. Expires 12/31/2016

No. 126 Term 2012 E.D.

.o. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2010-CV-2023 Term \_\_\_\_\_ J.D.

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage  
Co. of Pennsylvania

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

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**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

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**Costs**

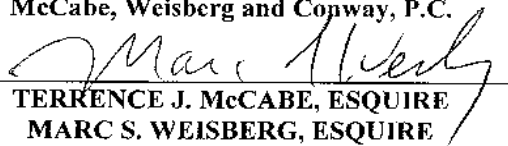
Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCabe, Weisberg and Conway, P.C.**

  
**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

**ANDREW L. MARKOWITZ, ESQUIRE**

**HEIDI R. SPIVAK, ESQUIRE**

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**BRIAN T. LAMANNA, ESQUIRE**

**Attorneys for Plaintiff**

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THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$163,189.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IRVIN L. SNYDER, JR. AND DOYLEEN J. 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  
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2010-CV-2023

2012-ED-128

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Irvin L. Snyder Jr.	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Irvin L. Snyder, Jr.	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Doyleen J. Snyder	604 Ants Hill Road Bloomsburg, Pennsylvania 17815

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	
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
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
Tenants/Occupants	604 Ants Hill Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> 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
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
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  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

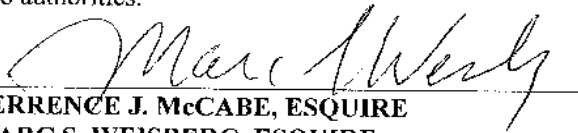
Address

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.

August 6, 2012

DATE

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**ANDREW L. MARKOWITZ, ESQUIRE**  
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**KEVIN T. McQUAIL, ESQUIRE**  
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**BRIAN T. LAMANNA, ESQUIRE**  
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the intersection of L.R. No. 19049 and T.R. 403 approximately two (2) miles North of L.R. No. 249, THENCE through the center of L.R. No. 19049, North Fourteen (14) degrees East four hundred (400) feet to a point; THENCE along the center line of said Legislative Route North seven (7) degrees East three hundred (300) feet to a point in line of lands of David Superdock; THENCE along said lands and other lands of Richard Enpp, South fifty and one-half (50 ½) degrees East through an iron pin in place on the Easterly right-of-way of L.R. No. 19049, four

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Being the same property acquired by Irvin J. Snyder, Jr., and Doyleen J. Snyder, by Deed recorded 07/19/1996, of record in Deed Book 630, Page 1075, in the Office of the Recorder of Columbia County, Pennsylvania

BEING KNOWN AS: 604 ANTS HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 21-05-08

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$163,189.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IRVIN L. SNYDER, JR. AND DOYLEEN J. 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  
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Attorneys for Plaintiff

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

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2023

2012-ED-128

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:

**604 Ants Hill Road, Bloomsburg, Pennsylvania 17815**

(more fully described as attached)

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

Irvin L. Snyder, Jr.  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

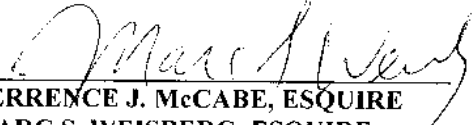
Doyleen J. Snyder  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

**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.

August 6, 2012

DATE

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

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**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

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Beneficial Consumer Discount Company d/b/a  
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Plaintiff

v.

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COLUMBIA COUNTY

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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109  
(215) 790-1010

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

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COLUMBIA COUNTY

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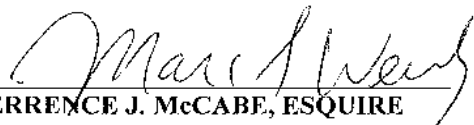
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Attorneys for Plaintiff

TERENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAJRO  
LISA L. WALLACE  
LAURA H.G. O'SULLIVAN  
JANET Z. CHARITON  
GAYL C. SPIVAK  
JASON E. BROOKS  
ANDREW L. MARKOWITZ  
MICHAEL T. CANTRILL  
JOSEPH F. RIGA  
CAROL ROGERS COBB  
CATHERINE E. WEISKER  
JUDITH SPIVAK  
DIANA C. THEOLOGOU  
MARISA J. COHEN  
MARK GOLAB  
JO-ANN T. LAMBERT-O'NEIL  
MELISSA A. SPOSATO  
BRIAN T. LAMANN  
CORRIN M. DEMENT  
ANN E. SWARTZ  
PHILLIP MAHONY  
MATTHEW F. RUSSELL  
ERIN M. BRADY  
RICHARD O'BRIEN  
LAURA T. CURRY  
ANTOINETTE N. MOORE  
KEVIN T. McQUILL  
ALEXANDRA T. GARCIA  
MICHAEL T. ROZRA  
JONATHAN ELLIANT  
LAURA L. LATTI  
ABBY K. MOYNIHAN  
CHRISTINE L. GRAHAM  
SHEERA G. ENGRISSE  
JOSE O. HASHUN  
JONATHAN POLLACK  
MAKENNA F. PORCH  
RICHARD J. SUZOR, JR.  
HEATHER M. WEINFERT  
LUCAS M. ANDERSON  
DANIEL T. ANASELJE  
WILLIAM D. FENNINGS

See www.mccabeweisberg.com for listings.

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

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

August 6, 2012

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 626-8900  
GENERAL FAX (914) 626-8901

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-5361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22039  
(866) 656-0379

SUITE 100  
30 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200  
FAX: (855) 425-1979

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE EIGHTER PARKWAY  
WILMINGTON, DELAWARE 19803  
(302) 409-3520  
FAX 855-425-1980

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Irvin L. Snyder, Jr. and  
Doyleen J. Snyder  
Columbia County, Number 2010-CV-2023  
Premises: 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Our firm will serve the Notice of Sales through a process-server and do not need your office to serve on our behalf.

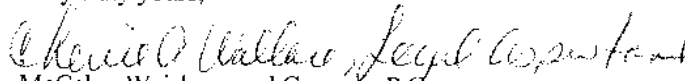
Irvin L. Snyder, Jr.  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Doyleen J. Snyder  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Enclosed please find 2 copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. **Please post the 604 Ants Hill Road, Bloomsburg, Pennsylvania 17815, in accordance with the attached Court Order.**

Please deputize the Columbia County Sheriff to serve the above referenced defendants, serviceform. Our stamped self-addressed envelope and check for \$1,350.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,

  
Kevin O. Wallace, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/

Enclosures



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**Attorneys for Plaintiff**

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

**CIVIL ACTION LAW**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania

v.

Irvin L. Snyder, Jr. and Doyleen J. Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2023

2012-ED-128

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Irvin L. Snyder, Jr.  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Doyleen J. Snyder  
604 Ants Hill Road  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **604 Ants Hill Road, Bloomsburg, Pennsylvania 17815** 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 \$163,189.28 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
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## LEGAL DESCRIPTION

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## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the intersection of L.R. No. 19049 and T.R. 403 approximately two (2) miles North of L.R. No. 249, THENCE through the center of L.R. No. 19049, North Fourteen (14) degrees East four hundred (400) feet to a point; THENCE along the center line of said Legislative Route North seven (7) degrees East three hundred (300) feet to a point in line of lands of David Superdock; THENCE along said lands and other lands of Richard Enpp, South fifty and one-half ( $50 \frac{1}{2}$ ) degrees East through an iron pin in place on the Easterly right-of-way of L.R. No. 19049, four

THENCE through T.R. 402 South sixty-three (63) degrees West one hundred seventy-five (175) feet to a point in the center line of said highway; THENCE through the said center line South fifty (50) degrees West four hundred sixty-eight and seven tenths (468.7) feet to a point, the place of beginning. CONTAINING 3.23 acres. The said description was taken from a draft prepared from a survey by W.S. Warner, P.E. March, 1973.

Being the same property acquired by Irvin J. Snyder, Jr., and Doyleen J. Snyder, by Deed recorded 07/19/1996, of record in Deed Book 630, Page 1075, in the Office of the Recorder of Columbia County, Pennsylvania

BEING KNOWN AS: 604 ANTS HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 21-05-08

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$163,189.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
IRVIN L. SNYDER, JR. AND DOYLEEN J. SNYDER

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

70424

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOL MOLOGRAM

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109  
(215) 790 1010



3-50/310



NO.

PAY: One Thousand Three Hundred Fifty \*\*\*\*\* 00/100

DATE Sep/21/2012 AMOUNT \$1,350.00

ESCROW TRUST  
VOID AFTER 90 DAYS

Sheriff of Columbia County

TO THE  
ORDER  
OF

*Marc A. Weisberg*

Listing Property for Sheriff Sale 201-4048 Snyder

TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW

⑈070424⑈ ⑆031000503⑆2000012130022⑈

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

PAPER CONTAINS TONER ADHESION PROPERTIES