

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 225194	Invoice Date: 10/24/2018 12:37:08 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201808206	FISHINGCREEK
	Grantor - SNYDER, BRETT A		10/24/18 12:37:10 PM	TOWNSHIP
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$2,991.41			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8342 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK VS BRET SNYDER

NO. 79-2018 ED

NO. 503-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 293,75

POUNDAGE - 2% OF BID \$ 58.66

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 299,41

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 1300 W. Kelly

TOTAL DUE: \$ 299,41

LESS DEPOSIT: \$ 135,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 164,41

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK

**Defendant**  
vs. ALL KNOWN HEIRS TO ESTATE OF BRET  
A SNYDER

**Attorney for the Plaintiff:**  
STERN & EISENBERG, PC  
1581 MAIN STREET  
SUITE 200  
WARRINGTON, PA 18976

**Sheriff's Sale Date:** Wednesday, October 3, 2018

**Writ of Execution No. :** 2018CV503

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 44C GEARHART ROAD, ORANGEVILLE, PA 17859

## 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,004.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
<b>Total Sheriff Costs</b>	<b>\$2,861.00</b>

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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**Grand Total:** **\$2,932.75**

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

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

October 4, 2018

Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4  
v. All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
Docket No. 2018-CV-503  
Premises: 44C Gearhart Road, Orangeville, PA 17859

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on October 3, 2018 kindly assign my bid as attorney on the Writ to:

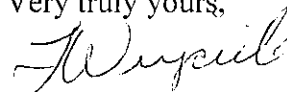
The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4

c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

Enclosed please find Realty Transfer Tax Statements of Value in duplicate, as well as copies of the recorded Mortgage and any applicable Assignments. Also enclosed please find checks in the amount of \$1,641.41 which is the amount necessary to settle with the Sheriff. Please have the Sheriff's Deed prepared and recorded as soon as possible and returned to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,



Legal Assistant

STERN & EISENBERG PC

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

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Stern & Eisenberg, PC		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200		City Warrington	State PA
		ZIP Code 18976	

**B. TRANSFER DATA**

Date of Acceptance of Document / /		The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Telephone Number: (215) 572-8111	
Mailing Address 35 West Main Street		c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Ste 100	
City Bloomsburg	State PA	ZIP Code 17615	City West Palm Beach
			State FL
			ZIP Code 33409

**C. REAL ESTATE LOCATION**

Street Address 44C Gearhart Road, Orangeville, PA 17859		City, Township, Borough Township of Fishingcreek	
County Columbia	School District Central Columbia Area School District	Tax Parcel Number 27-08-01205000	

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1,641.41	2. Other Consideration +0.00	3. Total Consideration = 1,641.41
4. County Assessed Value 32,664.00	5. Common Level Ratio Factor x 3.88	6. Computed Value = 126,736.32

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

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

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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 10/04/18
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**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

18-503  
Snyder

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>452.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2004.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2254.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

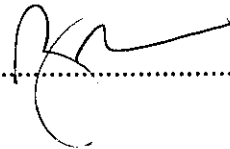
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2932.75

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

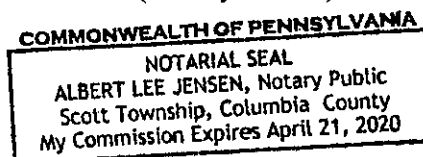
Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 26 day of September 2018

.....

(Notary Public)



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

.....

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 07/16/18

Account:

Name:  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone: (570) 389-5622

Ad ID: 1142640  
Description: SNYDER SHERIFF SALE  
Run Dates: 09/12/18 to 09/26/18  
Class: 2  
Agate Lines: 332  
Blind Box:

Total Ad Cost \$2,004.00  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/12/18	09/26/18	3	\$2,004.00

## SHERIFF'S SALE SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV503

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, OCTOBER 03, 2018 AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. All that certain lot, piece or parcel of land lying and situate in the Township Of Fishersburg, county of Columbia and Commonwealth Of Pennsylvania bounded and described as follows: beginning at a stone in the public road leading from Berdertown to New Columbus, and running thence along the middle of said road north thirty-seven and one-half (37 1/2) degrees east, 16.1 rods to a stone; thence north sixteen (16) degrees ten (10) minutes east, 9.3 rods to a stone; thence north twenty and one quarter (20 1/4) degrees west, 10.32 rods to a stone; thence north forty-five (45) degrees west, 15.15 rods to a stone; thence north forty-nine (49) degrees west, 29.25 rods to a stone; thence north thirty-two and one-quarter (32 1/4) degrees west, 14 rods to a stone; thence north five (5) degrees east, 8.4 rods to a stone; thence north forty-nine and one-half (49 1/2) degrees east, crossing little pine creek, 10.1 rods to a stone; thence north fifteen and one-half (15 1/2) degrees west, 7.6 rods to a stone; thence north twelve and one-half (12 1/2) degrees east, along other land of prior grantors, 22.5 rods to a stone; thence along same north twenty-two and one-half (22 1/2) degrees east 58.9 rods to the center of little pine creek and corner of land now or formerly of Hurley Bogart; thence by said now or formerly bogart land, south eighty-five and one-half (85 1/2) degrees west 67 1/2 rods to a stone corner in line of land now or formerly of Symore Young; thence by same south sixteen (16) degrees east 23.2 rods to a stone corner; thence by same south seventy-nine and one-half (79 1/2) degrees west, 30.68 rods to a stone corner; thence by land now or formerly of William Hoyt south forty-nine and one-half (49 1/2) degrees east, 26 rods to a stone corner; thence by same south thirty-nine and one-half (39 1/2) degrees west, 3.3 rods to a stone corner; thence by same south thirty-nine and one-half (39 1/2) degrees west, 37.6 rods to a stone corner; thence by same north forty-five (45) degrees west, 12 rods to a stone corner; thence by land of Frank Pealer, south eighteen and one-half (18 1/2) degrees west 61.4 rods to a stone corner in line of other lands of prior grantors; thence by same south eighty-one (81) degrees five (05) minutes east, 55.23 rods to a stone; thence by same south fifty-nine (59) degrees fifteen (15) minutes east, 5.7 rods to a stone; thence by the same south seventeen (17) degrees twenty (20) minutes west 3.3 rods to a stone corner; thence by the same south seventy-one (71) degrees thirty (30) minutes east, 53.6 rods to a stone corner in line of land now or formerly of J.C. Musselman; thence along the same north forty-two and one quarter (42 1/4) degrees east, 8.8 rods to a post corner, and thence along the same south forty-eight (48) degrees forty (40) minutes east, 20 rods to the stone corner and place of beginning. Containing 74 acres and 43 perches of land more or less. Excepting and reserving therefrom the following conveyances: a. 2 acres conveyed by deed dated August 2, 1973 to ira cragle et ux recorded in columbia county deed book 263 page 98. b. 1 acre conveyed by deed dated August 2, 1973 to daniel mcmahan et ux recorded in columbia county deed book 263, page 292. c. 1.218 acres conveyed by deed dated July 29, 1974 to michael mcmahan et ux recorded in columbia county deed book 268 page 515. d. 1.144 acres conveyed by deed dated february 18, 1975 to lawrence b. shaw et ux recorded in columbia county deed book 270 page 835. e. 1.052 acres conveyed by deed dated february 1, 1975 to ira cragle et ux recorded in columbia county deed book 270 page 10071. 1.00 acre conveyed by deed dated april 23, 1975 to anthony bak letti et ux recorded in columbia county deed book 271 page 478. g. 1.725 acres conveyed by deed december 7, 1977 to james p. foloy et ux recorded in columbia county deed book 285 page 287. h. 7.693 acres conveyed by deed dated february 21, 1978 to james p. foloy et ux recorded in columbia county deed book 286 page 632. i. 1.194 acres conveyed by deed dated april 1, 1978 to fred rose et ux recorded in columbia county deed book 287 page 564. j. 6.400 acres conveyed by deed dated november 29, 1978 to cyrus swartz et ux recorded in columbia county deed book 290 page 890. k. 3.941 acres conveyed by deed dated september 9, 1985 to james p. foloy et ux recorded in columbia county deed book 354 page 696. l. 13.063 acres conveyed by deed dated march 30, 1986 to ruthann gavitt et ux recorded in columbia county deed book 364 page 65. m. 1.000 acre conveyed by deed dated july 26, 1986 to michael mcmahan et ux recorded in columbia county deed book 371 page 174. n. 7.524 acres conveyed by deed dated july 23, 1988 to daniel mcmahan et ux recorded in columbia county deed book 371 page 174. PARCEL ID NO. 27-08-01205000. COLUMBIA COUNTY SHERIFF'S SALE, Case No. 2018CV503 Page 2 of 2. BEING KNOWN AND NUMBERED AS 44C Gearhart Road, Orangeville, PA 17859 BEING THE SAME PREMISES WHICH KENNETH D. PIKE and MELISSA R. WALKER, husband and wife by Deed dated November 2, 2004 and recorded November 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200412711, granted and conveyed unto Bret A. Snyder. Bret A. Snyder departed this life on 04/08/2017.

**PROPERTY ADDRESS: 44C GEARHART ROAD, ORANGEVILLE, PA 17859**

UPI / TAX PARCEL NUMBER: 27-08-01205000 Seized and taken into execution to be sold as the property of ALL KNOWN HEIRS TO ESTATE OF BRET A. SNYDER in suit of THE BANK OF NEW YORK. 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:  
STERN & EISENBERG, PC  
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 44C GEARHART ROAD  
ORANGEVILLE, PA 17859

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

8-27-18

**Time:**

1445

**Deputy:**

12

**Mileage:**

### Attorney / Originator:

**Name:** STERN & EISENBERG, PC

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**


### Service Attempt Notes:

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

(POSTING)

2018CV503

44C GEARHART ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SHERIFF'S RETURN OF SERVICE

08/07/2018 12:35 PM - DEPUTY MARTIN BOUDMAN, 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 DEBRA SNYDER EX WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER AT 31 GEARHART LANE #C, ORANGEVILLE, PA 17846.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

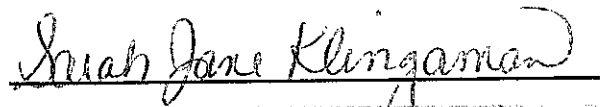
August 07, 2018

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

### NOTARY

Affirmed and subscribed to before me this

7TH day of AUGUST, 2018



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SHERIFF'S RETURN OF SERVICE

08/27/2018 02:45 PM - DEPUTY MARTIN BOUDMAN, 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 44C GEARHART ROAD, ORANGEVILLE, PA 17859.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


August 27, 2018

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

### NOTARY

Affirmed and subscribed to before me this

27TH day of AUGUST, 2018



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Telesoft, Inc.



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
Phone: (215) 572-8111 Facsimile: (215) 572-5025

August 6, 2018

RE: The Bank of New York Mellon, et al.  
V. All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
C.C.P. COLUMBIA COUNTY NO. 2018-CV-503

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

Dear Sir or Madam:

Enclosed please find a Certificate of Service in connection with the above referenced matter.  
Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'J. A. Epstein', is written over the printed name.

STERN & EISENBERG, PC

S&E/lw  
Enclosure

cc: Sheriff's Office – Real Estate Division

Name and Address of Sender  
STERN & EISENBERG  
1581 Main Street, Suite 200  
Warrington, PA 18976

Line		
1	All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder, 44C Gearhart Road, Orangeville, PA 17859	0.47
2	FNB Bank, N.A., P.O. Box 98, East Petersburg, PA 17520	0.47
3	FNB, N.A., 37 W. Main Street, Bloomsburg, PA 17815	0.47
4	PA Department of Revenue, Bureau of Compliance, Box 281230, Harrisburg, PA 17128	0.47
5	Domestic Relations, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815	0.47
6	Tax Claim Bureau, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815	0.47
7	Tenant(s)/Occupant(s), 44C Gearhart Road, Orangeville, PA 17859	0.47
8	Internal Revenue Service, Federated Investors Tower, #601, 101 Liberty Avenue, Pittsburgh, PA 15222	0.47
9	Bureau of Individual Taxes, Inheritance Tax Division, P.O. Box 280601, Harrisburg, PA 17128	0.47
10	Commonwealth of PA, Inheritance Tax Division, 1400 Spring Garden Street, Philadelphia, PA 19130	0.47
11		
12		
13		
14		
15		
16		
17		
18		

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Postmark Here

All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
44C Gearhart Road  
Orangeville, PA 17859

PS Form 3800, April 2015 PSN 7530-020-000-7 See Reverse for Instructions

Postage:

1	\$6.67	10	\$0.47		\$4.90
	\$6.67	+	\$4.70	+	\$4.90
					\$16.27

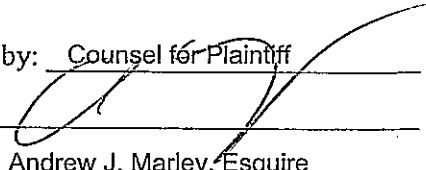
LW

Snyder

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Counsel for Plaintiff

Signature: 

Name: Andrew J. Marley, Esquire

Attorney No. (if applicable): 312314

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	79
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	ALL KNOWN HEIRS TO ESTATE OF BRET
<b>Primary Address:</b>	44 GEARHART LANE #C ORANGEVILLE, PA 17846
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	31 GEARHART LN ORANGEVILLE PA 17859
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	DEBRA SNYDER
<b>Relation:</b>	X WIFE
<b>Date:</b>	8-7-18
<b>Time:</b>	1235
<b>Deputy:</b>	12
<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	STERN & EISENBERG, PC
--------------	-----------------------

<b>Phone:</b>	
---------------	--

**Service Attempts:**

<b>Date:</b>	7-27-18					
<b>Time:</b>	1150					
<b>Mileage:</b>						
<b>Deputy:</b>	8					

**Service Attempt Notes:**

1. DOES NOT APPEAR LIVES IN - NEIGHBOR SAID SHE MAY BE  
122 EMPLOYED BY COMFORT KEEPER - HOME HEALTH CARE.
- 2.
- 3.
- 4.
- 5.
- 6.

ALL KNOWN HEIRS TO ES

2018CV503

44 GEARHART LANE #C, ORANGEVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

Name: Shirley Good

Primary Address: 214 Winding Road  
Orangeville, PA 17859

Phone: 570-683-5625

DOB:

Alternate Address:

Phone:

**Final Service:**

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 8-6-18

Time: 1320

Deputy: 12

Mileage:

**Attorney / Originator:**

Name: STERN & EISENBERG, PC

Phone:

**Service Attempts:**

Date:

Time:

Mileage:

Deputy:

**Service Attempt Notes:**

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

GOOD, SHIRLEY

2018CV503

214 WINDING ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FNB BANK

Primary Address: 37-41 WEST MAIN STREET  
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: STERN & EISENBERG, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

FNB BANK

2018CV503

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32843

SNYDER BRET A  
44C GEARHART ROAD  
ORANGEVILLE PA 17859

District: ORANGE TWP  
Deed: 20041 -2711  
Location: 44 C GEARHART RD  
Parcel Id:27 -08 -012-05,000

Assessment: 32,664  
Balances as of 07/19/2018

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

**COLUMBIA COUNTY SHERIFF**

By: \_\_\_\_\_

Per: \_\_\_\_\_

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2018 - REAL ESTATE

As of Date: 07/19/2018 01:02:40 PM

Owner: SNYDER BRET A

44C GEARHART ROAD

ORANGEVILLE PA 17859

Municipality: ORANGE TWP

Parcel #: 27 -08 -012-05,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027555	G	\$364.44	04/30/2018	\$371.88	06/30/2018	\$409.07	08/31/2018
		Discount Payment		04/19/2018		\$364.44	
027555	S	\$32.01	04/30/2018	\$32.66	06/30/2018	\$35.93	08/31/2018
		Discount Payment		04/19/2018		\$32.01	
027555	R	\$64.02	04/30/2018	\$65.33	06/30/2018	\$71.86	08/31/2018
		Discount Payment		04/19/2018		\$64.02	
Totals:		\$460.47		\$469.87		\$516.86	

Total Paid To Date:

\$460.47

LW  
Signature

7-19-18  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

79

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

EILEEN NESS

Relation:

CLERK

Date:

7/17/18

Time:

1442

Deputy:

4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2018CV503

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Joey T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK  
vs.  
ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER

Case Number  
2018CV503

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
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:

ELIZABETH WATKINS

Relation:

CLERK

Date:

7/17/18

Time:

1435

Deputy:

4

Mileage:

### Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV503

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV503

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, OCTOBER 03, 2018**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain lot, piece or parcel of land lying and situate in the Township Of Fishingcreek, county of Columbia and Commonwealth Of Pennsylvania bounded and described as follows:

beginning at a stone in the public road leading from Bendertown to New Columbus, and running thence along the middle of said road north thirty-seven and one-half (37 1/2) degrees east, 16.1 rods to a stone; thence north sixteen (16) degrees ten (10') minutes east, 9.3 rods to a stone; thence north twenty and one quarter (20 1/4) degrees west, 10.32 rods to a stone; thence north forty-five (45) degrees west, 15.15 rods to a stone; thence north forty-nine (49) degrees west, 29.25 rods to a stone; thence north thirty-two and one-quarter (32 1/4) degrees west 14 rods to a stone thence north five (5) degrees east, 8.4 rods to a stone; thence north forty-one and one-quarter (41 1/4) degrees east, crossing little pine creek, 10.1 rods to a stone; thence north fifteen and one-half (15 1/2) degrees west 7.6 rods to a stone; thence north twelve and one-half (12 1/2) degrees east, along other land of prior grantors, 22.5 rods to a stone; thence along same north twenty-two and one-half (22 1/2) degrees east 58.9 rods to the center of little pine creek and corner of land now or formerly of Hurley Bogart; thence by said now or formerly bogart land, south eighty-five and one-half (85 1/2) degrees west 67 1/2 rods to a stone corner in line of land now or formerly of Symore Young; thence by same south sixteen (16) degrees east 23.2 rods to a stone corner; thence by same south seventy-nine and one-half (79 1/2) degrees west, 30.68 rods to a stone corner; thence by land now or formerly of William Hoyt south forty-nine and one-half (49 1/2) degrees east, 26 rods to a stone corner thence by same south thirty-nine and one-half (39 1/2) degrees west, 3.3 rods to a stone corner; thence by same south thirty-nine and one-half (39 1/2) degrees west 37.6 rods to a stone corner; thence by same north forty five (45) degrees west 12 rods to a stone corner thence by land of frank pealer, south eighteen and one-half (18 1/2) degrees west 61.4 rods to a stone corner in line of other lands of prior grantors; thence by same south eighty one (81) degrees five (05') minutes east, 55.23 rods to a stone; thence by same south fifty-nine (59) degrees fifteen (15') minutes east, 5.7 rods to a stone; thence by the same south seventeen (17) degrees twenty (20 minutes west 3.3 rods to a stone corner; thence by the same south seventy-one (71) degrees thirty (30') minutes east, 53.6 rods to a stone corner in line of land now or formerly of J.C. Musselman; thence along the same north forty-two and one quarter (42 1/4) degrees east, 6.8 rods to a post corner, and thence along the same south forty-eight (48) degrees forty (40') minutes east, 20 rods to the stone corner and place of beginning.

Containing 74 acres and 43 perches of land more or less.

Excepting and reserving therefrom the following conveyances:

- a. 2 acres conveyed by deed dated august 2, 1973 to ira cragle et ux recorded in columbia county deed book 263 page 98.
- b. 1 acre conveyed by deed dated august 2, 1973 to daniel mcMahon et ux recorded in columbia county deed book 263, page 292.
- c. 1.218 acres conveyed by deed dated july 29, 1974 to michael mcMahon et ux recorded in columbia county deed book 268 page 515.
- d. 1.144 acres conveyed by deed dated february 18, 1975 to lawrence b. shaw et ux recorded in columbia county deed book 270 page 835.
- e. 1.052 acres conveyed by deed dated february 11, 1975 to ira cragle et ux recorded in columbia county deed book 270 page 1007.
- f. 1.00 acre conveyed by deed dated april 23, 1975 to anthony balletti et ux recorded in columbia county deed book 271 page 478.
- g. 1.725 acres conveyed by deed december 7, 1977 to james p. foley et ux recorded in columbia county deed book 285 page 287.
- h. 7.683 acres conveyed by deed dated february 21, 1978 to james p. foley et ux recorded in columbia county deed book 286 page 632.
- i. 1.194 acres conveyed by deed dated april 1, 1978 to fred reise et ux recorded in columbia county deed book 287 page 564.
- j. 6.400 acres conveyed by deed dated november 29, 1978 to cyrus swartz et ux recorded in columbia county deed book 290 page 890.
- k. 3.941 acres conveyed by deed dated september 9, 1985 to james p. foley et ux recorded in columbia county deed book 354 page 696.
- l. 13.063 acres conveyed by deed dated march 30, 1986 to ruthann gavitt et vir recorded in columbia county deed book 364 page 65.
- m. 1.000 acre conveyed by deed dated july 26, 1986 to michael mcMahon et ux recorded in columbia county deed book 371 page 174.
- n. 7.524 acres conveyed by deed dated july 23, 1986 to daniel mcMahon et ux recorded in columbia county deed book 371 page 174.

PARCEL ID NO. 27-08-01205000

BEING KNOWN AND NUMBERED AS 44C Gearhart Road, Orangeville, PA 17859

BEING the same premises which Kenneth D. Pifer and Melissa R. Waler, husband and wife by Deed dated November 2, 2004 and recorded November 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200412711, granted and conveyed unto Bret A. Snyder. Bret A. Snyder departed this life on 04/08/2017.

PROPERTY ADDRESS: 44C GEARHART ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-08-01205000

Seized and taken into execution to be sold as the property of ALL KNOWN HEIRS TO ESTATE OF BRET A SNYDER in suit of THE BANK OF NEW YORK.

---

**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:  
STERN & EISENBERG, PC  
WARRINGTON, PA

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

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

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY,  
PENNSYLVANIA  
NO. 2018-CV-503 2018-ED-79

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4 c/o Ocwen Loan Servicing, LLC.

(Plaintiff)

v.

All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:  
County of Northampton

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

44C Gearhart Road, Orangeville, PA 17859

See full legal description attached

Amount due.....\$121,032.48

Interest from 07/05/2018 at the per  
diem rate of \$15.03 until  
judgment is paid in full.....\$ \_\_\_\_\_ and Costs.

Total..... \$ \_\_\_\_\_ plus costs \$ \_\_\_\_\_.

Dated: 7/11/2018  
(SEAL)

Bethanne W. Jurek ISS  
Prothonotary, Common Pleas Court of  
Columbia ~~Northampton~~ County, PA  
By: Stephanie [Signature] Deputy  
132020



All that certain lot, piece or parcel of land lying and situate in the Township Of Fishingcreek, county of Columbia and Commonwealth Of Pennsylvania bounded and described as follows:

beginning at a stone in the public road leading from Bendertown to New Columbus, and running thence along the middle of said road north thirty-seven and one-half ( $37 \frac{1}{2}$ ) degrees east, 16.1 rods to a stone; thence north sixteen (16) degrees ten (10') minutes east, 9.3 rods to a stone; thence north twenty and one quarter ( $20 \frac{1}{4}$ ) degrees west, 10.32 rods to a stone; thence north forty-five (45) degrees west, 15.15 rods to a stone; thence north forty-nine (49) degrees west, 29.25 rods to a stone; thence north thirty-two and one-quarter ( $32 \frac{1}{4}$ ) degrees west 14 rods to a stone thence north five (5) degrees east, 8.4 rods to a stone; thence north forty-one and one-quarter ( $41 \frac{1}{4}$ ) degrees east, crossing little pine creek, 10.1 rods to a stone; thence north fifteen and one-half ( $15 \frac{1}{2}$ ) degrees west 7.6 rods to a stone; thence north twelve and one-half ( $12 \frac{1}{2}$ ) degrees east, along other land of prior grantors, 22.5 rods to a stone; thence along same north twenty-two and one-half ( $22 \frac{1}{2}$ ) degrees east 58.9 rods to the center of little pine creek and corner of land now or formerly of Hurley Bogart; thence by said now or formerly bogart land, south eighty-five and one-half ( $85 \frac{1}{2}$ ) degrees west  $67 \frac{1}{2}$  rods to a stone corner in line of land now or formerly of Symore Young; thence by same south sixteen (16) degrees east 23.2 rods to a stone corner; thence by same south seventy-nine and one-half ( $79 \frac{1}{2}$ ) degrees west, 30.68 rods to a stone corner; thence by land now or formerly of William Hoyt south forty-nine and one-half ( $49 \frac{1}{2}$ ) degrees east, 26 rods to a stone corner

thence by same south thirty-nine and one-half ( $39 \frac{1}{2}$ ) degrees west, 3.3 rods to a stone corner; thence by same south thirty-nine and one-half ( $39 \frac{1}{2}$ ) degrees west 37.6 rods to a stone corner; thence by same north forty five (45) degrees west 12 rods to a stone corner thence by land of frank pealer, south eighteen and one-half ( $18 \frac{1}{2}$ ) degrees west 61.4 rods to a stone corner in line of other lands of prior grantors; thence by same south eighty one (81) degrees five (05') minutes east, 55.23 rods to a stone; thence by same south fifty-nine (59) degrees fifteen (15') minutes east, 5.7 rods to a stone; thence by the same south seventeen (17) degrees twenty (20 minutes west 3.3 rods to a stone corner; thence by the same south seventy-one (71) degrees thirty (30') minutes east, 53.6 rods to a stone corner in line of land now or formerly of J.C. Musselman; thence along the same north forty-two and one quarter ( $42 \frac{1}{4}$ ) degrees east, 6.8 rods to a post corner, and thence along the same south forty-eight (48) degrees forty (40') minutes east, 20 rods to the stone corner and place of beginning.

Containing 74 acres and 43 perches of land more or less.

Excepting and reserving therefrom the following conveyances:

a. 2 acres conveyed by deed dated august 2, 1973 to ira cragle et ux recorded in columbia county deed book 263 page 98.

b. 1 acre conveyed by deed dated august 2, 1973 to daniel mcMahon et ux recorded in columbia county deed book 263, page 292.

- c. 1.218 acres conveyed by deed dated july 29, 1974 to michael mcMahon et ux recorded in columbia county deed book 268 page 515.
- d. 1.144 acres conveyed by deed dated february 18, 1975 to lawrence b. shaw et ux recorded in columbia county deed book 270 page 835.
- e. 1.052 acres conveyed by deed dated february 11, 1975 to ira cragle et ux recorded in columbia county deed book 270 page 1007.
- f. 1.00 acre conveyed by deed dated april 23, 1975 to anthony balletti et ux recorded in columbia county deed book 271 page 478.
- g. 1.725 acres conveyed by deed december 7, 1977 to james p. foley et ux recorded in columbia county deed book 285 page 287.
- h. 7.683 acres conveyed by deed dated february 21, 1978 to james p. foley et ux recorded in columbia county deed book 286 page 632.
- i. 1.194 acres conveyed by deed dated april 1, 1978 to fred reise et ux recorded in columbia county deed book 287 page 564.
- j. 6.400 acres conveyed by deed dated november 29, 1978 to cyrus swartz et ux recorded in columbia county deed book 290 page 890.
- k. 3.941 acres conveyed by deed dated september 9, 1985 to james p. foley et ux recorded in columbia county deed book 354 page 696.
- l. 13.063 acres conveyed by deed dated march 30, 1986 to ruthann gavitt et vir recorded in columbia county deed book 364 page 65.
- m. 1.000 acre conveyed by deed dated july 26, 1986 to michael mcMahon et ux recorded in columbia county deed book 371 page 174.
- n. 7.524 acres conveyed by deed dated july 23, 1986 to daniel mcMahon et ux recorded in columbia county deed book 371 page 174.

**PARCEL ID NO. 27-08-01205000**

**BEING KNOWN AND NUMBERED AS 44C Gearhart Road, Orangeville, PA 17859**

**BEING** the same premises which Kenneth D. Pifer and Melissa R. Waler, husband and wife by Deed dated November 2, 2004 and recorded November 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200412711, granted and conveyed unto Bret A. Snyder. Bret A. Snyder departed this life on 04/08/2017.

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI (320169)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

FILED  
NOTARIAL  
2018 JUL 11 A 11:48  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

The Bank of New York Mellon, f/k/a The Bank  
of New York as successor in interest to JPMorgan  
Chase Bank, N.A. as Trustee for NovaStar  
Mortgage Funding Trust, Series 2004-4,  
NovaStar Home Equity Loan Asset-Backed  
Certificates, Series 2004-4 c/o Ocwen Loan  
Servicing, LLC.

(Plaintiff)

v.

All Known and Unknown Heirs to the Estate of  
Bret A. Snyder a/k/a Bret Allen Snyder  
Defendant(s)

Civil Action: 2018-CV-503

2018-ED-79  
MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **44C Gearhart Road, Orangeville, PA 17859**.

1. Name and address of Owner(s) or Reputed Owner(s):

All Known and Unknown Heirs to the  
Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
44C Gearhart Road,  
Orangeville, PA 17859

2. Name and address of Defendant(s) in the judgment:

All Known and Unknown Heirs to  
the Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
44C Gearhart Road,  
Orangeville, PA 17859

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

N/A

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

/ FNB Bank, N.A.  
P.O. Box 98  
East Petersburg, PA 17520

FNB, N.A. /  
37 W. Main Street  
Bloomsburg, PA 17815

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

N/A

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

PA Department of Revenue  
/ Bureau of Compliance  
Box 281230  
Harrisburg, PA 17128

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:

/ Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

/ Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

/ Tenant(s)/Occupant(s)  
44C Gearhart Road,  
Orangeville, PA 17859

/ Internal Revenue Service  
Federated Investors Tower, #601  
101 Liberty Avenue  
Pittsburgh, PA 15222

\ Bureau of Individual Taxes  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

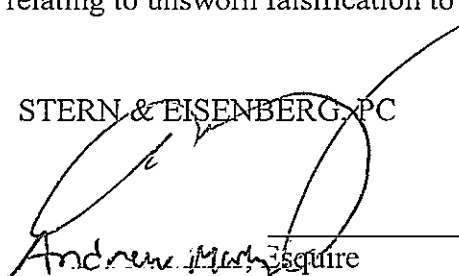
\ Commonwealth of PA  
Inheritance Tax Division  
1400 Spring Garden Street  
Philadelphia, PA 19130

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.

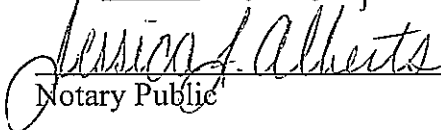
Date: July 5, 2018

STERN & EISENBERG, PC

BY:

  
\_\_\_\_\_  
Andrew M. Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me  
This 9<sup>th</sup> Day of July 2018.

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

JESSICA J. ALBERTS, Notary Public  
Warrington Township, Bucks County  
My Commission Expires April 13, 2021

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
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THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

The Bank of New York Mellon, f/k/a The Bank  
of New York as successor in interest to JPMorgan  
Chase Bank, N.A. as Trustee for NovaStar  
Mortgage Funding Trust, Series 2004-4,  
NovaStar Home Equity Loan Asset-Backed  
Certificates, Series 2004-4 c/o Ocwen Loan  
Servicing, LLC.

(Plaintiff)

v.

All Known and Unknown Heirs to the Estate of  
Bret A. Snyder a/k/a Bret Allen Snyder  
Defendant(s)

Civil Action: 2018-CV-503

MORTGAGE FORECLOSURE

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

To:

All Known and Unknown Heirs to the  
Estate of Bret A. Snyder a/k/a Bret Allen Snyder  
44C Gearhart Road  
Orangeville, PA 17859

Your real estate at **44C Gearhart Road, Orangeville, PA 17859** is scheduled to be sold at  
Sheriff's Sale on \_\_\_\_\_ at **9:00AM** at Courthouse, Bloomsburg, PA 17815  
(location of sale) to enforce the court judgment of \$121,032.48 obtained by The Bank of New  
York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank,  
N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity  
Loan Asset-Backed Certificates, Series 2004-4 c/o Ocwen Loan Servicing, LLC., 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 Stern & Eisenberg, PC the back payments, late  
charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may  
call Stern & Eisenberg PC, telephone (215) 572-8111.

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 notice on page two 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 Stern & Eisenberg PC, telephone (215) 572-8111.

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 in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services  
168 E. 5th Street  
Berwick, PA 18603  
1-570-784-8760

All that certain lot, piece or parcel of land lying and situate in the Township Of Fishingcreek, county of Columbia and Commonwealth Of Pennsylvania bounded and described as follows:

beginning at a stone in the public road leading from Bendertown to New Columbus, and running thence along the middle of said road north thirty-seven and one-half ( $37\frac{1}{2}$ ) degrees east, 16.1 rods to a stone; thence north sixteen (16) degrees ten (10') minutes east, 9.3 rods to a stone; thence north twenty and one quarter ( $20\frac{1}{4}$ ) degrees west, 10.32 rods to a stone; thence north forty-five (45) degrees west, 15.15 rods to a stone; thence north forty-nine (49) degrees west, 29.25 rods to a stone; thence north thirty-two and one-quarter ( $32\frac{1}{4}$ ) degrees west 14 rods to a stone thence north five (5) degrees east, 8.4 rods to a stone; thence north forty-one and one-quarter ( $41\frac{1}{4}$ ) degrees east, crossing little pine creek, 10.1 rods to a stone; thence north fifteen and one-half ( $15\frac{1}{2}$ ) degrees west 7.6 rods to a stone; thence north twelve and one-half ( $12\frac{1}{2}$ ) degrees east, along other land of prior grantors, 22.5 rods to a stone; thence along same north twenty-two and one-half ( $22\frac{1}{2}$ ) degrees east 58.9 rods to the center of little pine creek and corner of land now or formerly of Hurley Bogart; thence by said now or formerly bogart land, south eighty-five and one-half ( $85\frac{1}{2}$ ) degrees west  $67\frac{1}{2}$  rods to a stone corner in line of land now or formerly of Symore Young; thence by same south sixteen (16) degrees east 23.2 rods to a stone corner; thence by same south seventy-nine and one-half ( $79\frac{1}{2}$ ) degrees west, 30.68 rods to a stone corner; thence by land now or formerly of William Hoyt south forty-nine and one-half ( $49\frac{1}{2}$ ) degrees east, 26 rods to a stone corner

thence by same south thirty-nine and one-half ( $39\frac{1}{2}$ ) degrees west, 3.3 rods to a stone corner; thence by same south thirty-nine and one-half ( $39\frac{1}{2}$ ) degrees west 37.6 rods to a stone corner; thence by same north forty five (45) degrees west 12 rods to a stone corner thence by land of frank pealer, south eighteen and one-half ( $18\frac{1}{2}$ ) degrees west 61.4 rods to a stone corner in line of other lands of prior grantors; thence by same south eighty one (81) degrees five (05') minutes east, 55.23 rods to a stone; thence by same south fifty-nine (59) degrees fifteen (15') minutes east, 5.7 rods to a stone; thence by the same south seventeen (17) degrees twenty (20 minutes west 3.3 rods to a stone corner; thence by the same south seventy-one (71) degrees thirty (30') minutes east, 53.6 rods to a stone corner in line of land now or formerly of J.C. Musselman; thence along the same north forty-two and one quarter ( $42\frac{1}{4}$ ) degrees east, 6.8 rods to a post corner, and thence along the same south forty-eight (48) degrees forty (40') minutes east, 20 rods to the stone corner and place of beginning.

Containing 74 acres and 43 perches of land more or less.

Excepting and reserving therefrom the following conveyances:

a. 2 acres conveyed by deed dated august 2, 1973 to ira cragle et ux recorded in columbia county deed book 263 page 98.

b. 1 acre conveyed by deed dated august 2, 1973 to daniel mcMahon et ux recorded in columbia county deed book 263, page 292.



- c. 1.218 acres conveyed by deed dated july 29, 1974 to michael mcmahon et ux recorded in columbia county deed book 268 page 515.
- d. 1.144 acres conveyed by deed dated february 18, 1975 to lawrence b. shaw et ux recorded in columbia county deed book 270 page 835.
- e. 1.052 acres conveyed by deed dated february 11, 1975 to ira cagle et ux recorded in columbia county deed book 270 page 1007.
- f. 1.00 acre conveyed by deed dated april 23, 1975 to anthony balletti et ux recorded in columbia county deed book 271 page 478.
- g. 1.725 acres conveyed by deed december 7, 1977 to james p. foley et ux recorded in columbia county deed book 285 page 287.
- h. 7.683 acres conveyed by deed dated february 21, 1978 to james p. foley et ux recorded in columbia county deed book 286 page 632.
- i. 1.194 acres conveyed by deed dated april 1, 1978 to fred reise et ux recorded in columbia county deed book 287 page 564.
- j. 6.400 acres conveyed by deed dated november 29, 1978 to cyrus swartz et ux recorded in columbia county deed book 290 page 890.
- k. 3.941 acres conveyed by deed dated september 9, 1985 to james p. foley et ux recorded in columbia county deed book 354 page 696.
- l. 13.063 acres conveyed by deed dated march 30, 1986 to ruthann gavitt et vir recorded in columbia county deed book 364 page 65.
- m. 1.000 acre conveyed by deed dated july 26, 1986 to michael mcmahon et ux recorded in columbia county deed book 371 page 174.
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**PARCEL ID NO. 27-08-01205000**

**BEING KNOWN AND NUMBERED AS 44C Gearhart Road, Orangeville, PA 17859**

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**PARCEL ID NO. 27-08-01205000**

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27-08-01205000  
Fishing Creek

REAL ESTATE OUTLINE

ED # 2018 ED 79

DATE RECEIVED 7-11-18  
DOCKET AND INDEX 2018 CV 503

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	<i>not needed deceased</i>
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>  </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>64297</u>

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

SALE DATE Oct. 3 2018 TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



Stern & Eisenberg, PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

July 5, 2018

RE: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4 c/o Ocwen Loan Servicing, LLC. v. All Known and Unknown Heirs to the Estate of Bret A. Snyder a/k/a Bret Allen Snyder

C.C.P. COLUMBIA CO. NO. 2018-CV-503

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

All Known and Unknown Heirs to the Estate  
of Bret A. Snyder a/k/a Bret Allen Snyder  
44C Gearhart Road,  
Orangeville, PA 17859

Please forward an affidavit of service once completed.

Very truly yours,

  
Andrew J. Marley, Esquire

AJM/kb  
Enclosures

**COLUMBIA CO. SALES**

\*\*\*\*\***HAVE PACKAGE NOTARIZED**\*\*\*\*\*

\*\*\***SHERIFF SETS THE NEXT AVAILABLE DATE**\*\*\*

**Copy Package**

Letter to Prothonotary. Staple Checks in front (for prothy and sheriff)

Copy first page to Stamp and return to us.

Make Copies of the following: (to file and forward to the Sheriff)  
Affidavit of Non-Military Service

Copy judgment papers according to number of defendants, place the 236 notice page on top, sort and staple. (attach envelopes with postage for each def. with their name and address for the Prothy to enter judg. and then mail out).

**3129, original and one copy to file and forward to the Sheriff.**

Original Praecipe for Writ, attach legal and staple. (**Prothy prepares their own writs**)

Sale Notices, original one copy per def./addresses of service, for the Sheriff to serve, and additional copies according to number of defendants/address, that are to be mailed out by our office.

Lien Letter, copy according to # of Lien Holders on the 3129. Goes in file to be mailed out.

Legal Description

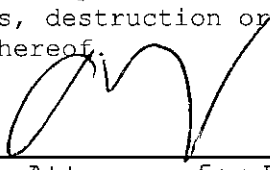
Waiver of Watchmen

Letter for Service to the Sheriff.

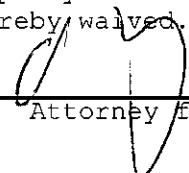
Sheriff's Deposit **\$1,350.00**, \*\*\***SHERIFF SETS THE NEXT AVAILABLE DATE**\*\*\*  
Judg. \$20.50, Writ: \$25.00, **Total: \$45.50.**

2018-ED-79

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such 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.

  
\_\_\_\_\_  
Attorney for Plaintiff

Now 7/9 20 18, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000134320

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000134337

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000134351

INHERITANCE TAX DIVISION  
COMMONWEALTH OF PA  
1400 SPRING GARDEN STREET

PHILADELPHIA PA 19130

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## Document Receipt

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Trans #	13659	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

FNB BANK N.A.

P.O. BOX 98

Tracking #: 71901140006000134368

Doc Ref #: 2018ED79

Postage 5.4200

EAST PA 17520  
PETERSBURG

## Document Receipt

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Trans #	13659	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

FNB BANK N.A.

P.O. BOX 98

Tracking #: 71901140006000134368

Doc Ref #: 2018ED79

Postage 5.4200

EAST PA 17520  
PETERSBURG

## Document Receipt

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Trans #	13659	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

FNB BANK N.A.

P.O. BOX 98

Tracking #: 71901140006000134368

Doc Ref #: 2018ED79

Postage 5.4200

EAST PA 17520  
PETERSBURG

## Document Receipt

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Trans #	13658	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX DIVISION

1400 SPRING GARDEN STREET

Tracking #: 71901140006000134351

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19130

## Document Receipt

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Trans #	13658	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX DIVISION

1400 SPRING GARDEN STREET

Tracking #: 71901140006000134351

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19130

## Document Receipt

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Trans #	13657	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134344

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	13657	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134344

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	13657	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134344

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13656	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000134337		
		Doc Ref #:	2018ED79		
		Postage	5.4200		
PHILADELPHIA PA 19107-4214					

## Document Receipt

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Trans #	13655	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134320

Doc Ref #: 2018ED79

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13654	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #:	71901140006000134313		
		Doc Ref #:	2018ED79		
		Postage	5.4200		
HARRISBURG	PA	17105			

Document Receipt

Trans #	13653	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:	71901140006000134306		
		Doc Ref #:	2018ED79		
		Postage	5.4200		
HARRISBURG PA 17128					

## Document Receipt

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Trans #	13653	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134306

Doc Ref #: 2018ED79

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	13653	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134306

Doc Ref #: 2018ED79

Postage 5.4200

HARRISBURG PA 17128



## Document Receipt

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Trans #	13652	Carrier / service:	USPS Server	First-Class Mail®	7/16/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000134290

Doc Ref #: 2018ED79

Postage 5.4200

PITTSBURGH PA 15222

**STERN & EISENBERG PC**

ATTORNEYS AT LAW

1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

KEYBANK  
50-7044/2223

64297

DATE

07/03/18

CHECK

\$1,350.00

AMOUNT

PAY

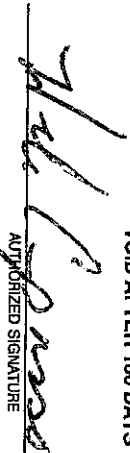
One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

TO THE  
ORDER  
OF

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

GENERAL ACCOUNT  
VOID AFTER 180 DAYS

Memo: XXXXX8567, Snyder, Estate of Bret A.

  
AUTHORIZED SIGNATURE

⑈064297⑈ ⑆222370440⑆007901126255⑈



Security features. Details on back.