

MFg, - TRUS. TrustVS. MARK E - Cheryl F. DiPasqualeNo. 196-2000 E.D. No. 430-2000 J.D. Date of Sale 9-21-2000 Time of Sale 9:30

DOCKET & RETURN	\$	<u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE		<u>165.-</u>
LEVY (PER PARCEL)		<u>15.-</u>
MAILING COSTS		<u>24.10</u>
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>
MILEAGE		<u>9.50</u>
POSTING HANDBILL		<u>15.-</u>
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>
SHERIFF'S DEED		<u>35.-</u>
TRANSFER TAX FORM		<u>25.-</u>
DISTRIBUTION FORM		<u>120.-</u>
OTHER <u>NOTARY</u> <u>COPIES</u>		<u>24.-</u>
TOTAL *****	\$	<u>494.60</u>

PRESS-ENTERPRISE INC	\$	<u>465.32</u>
SOLICITOR'S SERVICES		<u>75.-</u>
TOTAL *****	\$	<u>540.32</u>
PROTHONOTARY (NOTARY)	\$	<u>10.-</u>
RECORDER OF DEEDS		<u>28.50</u>
OTHER		
TOTAL *****	\$	<u>38.50</u>

REAL ESTATE TAXES:		
BOROUGH, TWP & COUNTY TAXES	20	\$ <u>-0-</u>
SCHOOL DISTRICT TAXES	20	
DELINQUENT TAXES	20 <u>00</u>	<u>5.00</u>
TOTAL *****		\$ <u>5.-</u>

MUNICIPAL FEES DUE:		
SEWER- MUNICIPAL	20 <u>00</u>	\$ <u>230.00</u>
WATER- MUNICIPAL	20	
TOTAL *****		\$ <u>230.-</u>

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)		
TOTAL *****		\$ <u>120.-</u>

MISCELLANEOUS	\$	
	\$	
TOTAL *****	\$	

TOTAL COSTS (OPEN BID) *****	\$	<u>1428.42</u>
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Suite 200
220 Penn Avenue
Post Office Box 956
Scranton, PA 1850
570 346 7922
Fax: 570 346 3715
E-Mail: kbh@ptd.net

October 18, 2000

VIA CERTIFIED MAIL
RRR # 7099 3400 00001 4231 4010

Harry Roadarmel
Sheriff of Columbia County
Columbia County Sheriff's Department
P.O. Box 380
Bloomsburg, PA 17815

Re: Manufacturers Traders Trust v. DiPasquale, Mark A. and Cheryl I
No. 196-2000 ED No. 430-200 JD
Columbia County Sheriff's Sale 9/21/00 - PNC successful bidder

CODY L. BROOKS
ANDREW HAILSTONE
JAWYER C. LUDWIG
JULIE L. MARCH
MICHAEL J. DONOHUE
DAVID K. BROWN
LEONARD R. ROHRBECK, LL.M.
RICHARD G. REED
STEPHEN W. SAUNDERS
▶
ANN DAVITT POWELL
ROBERT R. FARRELL
A. JAMES HAILSTONE
SUZANNE L. LECHE

OF Counsel
JOSEPH C. FRIEDER
ANDREW HAILSTONE FARRELL

Dear Sheriff Roadarmel:

Just a short note to confirm our telephone conversation this morning wherein you agreed to amend the Sheriff's Sale Distribution Sheet, which we received this date, to reflect a balance due back to PNC Bank, NA, the second lien holder and successful bidder at the above referenced Sheriff's Sale.

Again, thank you for your kind assistance in this matter and in the past.

Sincerely,

KREDNER, BROOKS, HAILSTONE & LUDWIG

Cheryl K. Krawczyk, Paralegal

ck

Date: 10/23/2000

Columbia County Court of Common Pleas

NO. 0008921

Time: 03:49 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13136

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S SALE

Distribution Sheet

Manufacturers & Traders Trust vs. Mark A. & Cheryl L. DiPasquale

NO. 196-2000 JD
 NO. 430-2000 ED

DATE OF SALE: Sep. 21, 2000

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Sep. 21, 2000 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to PNC Bank, NA for the price or sum of Twenty-one thousand, four hundred twenty and no/100----- Dollars. PNC Bank, N.A. being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>21,000.00</u>	
Poundage		<u>420.00</u>	
Transfer Taxes			
Total Needed to Purchase	\$	<u>21,420.00</u>	
Amount Paid Down		<u>2,177.80</u>	
Balance Needed to Purchase		<u>19,242.22</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>494.60</u>	
Poundage		<u>420.00</u>	\$ <u>914.60</u>
Newspaper			<u>465.32</u>
Printing			
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>28.50</u>
		Deed copy work	
		Realty transfer taxes	
		State stamps	
Tax Collector ()	
Columbia County Tax Assessment Office			<u>5.00</u>
State Treasurer			<u>120.00</u>
Other: <u>Berwick Area Sewer Authority</u>			<u>230.00</u>

TOTAL EXPENSES: \$ 1,848.42

Total Needed to Purchase	\$	<u>21,420.00</u>
Less Expenses		<u>1,848.42</u>
Judgement & Interest Net to First Lien Holder		<u>5,405.92</u>
Plus Deposit		<u>1,500.00</u>
Total to First Lien Holder	\$	<u>6,905.92</u>
Total to 2nd Lien Holder PNC		<u>14,165.66</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Rodanelli Sheriff



Suite 200
220 Penn Avenue
Post Office Box 956
Scranton, PA 18501
570 346 7922
Fax: 570 346 3715
E-Mail: kohl@std.net

CODY L. BROOKS
ANDREW HAILSTONE
JAMES K. LUDWIG
LUCILLE MAISEL
MICHAEL J. DONGER
DAVID K. BROWN
J. LINDRICK ROEBUCK, LL.M.
ARLENE G. REED
STEPHEN W. SAUNDERS
▶
ANNE AVELLE POWELL
ROBERT S. FARRELL
AL JAMES HAILSTONE
SUZANNE L. GILL

Of Counsel

JOSEPH C. KREDER
ANNE HAILSTONE FARRELL

September 28, 2000

**VIA CERTIFIED MAIL
RRR # 7099 3400 00001 4231 1712**

Harry Roadarmel
Sheriff of Columbia County
Columbia County Sheriff's Department
P.O. Box 380
Bloomsburg, PA 17815

**Re: Manufacturers Traders Trust v. DiPasquale, Mark A. and Cheryl I
No. 196-2000 ED No. 430-200 JD
Columbia County Sheriff's Sale 9/21/00 - PNC successful bidder**

Dear Sheriff Roadarmel:

Enclosed herewith please find a **Cashier's Check in the amount of \$19,241.20**, made payable to the **Sheriff of Columbia County**, representing the balance due from **PNC Bank, NA**, the successful bidder in the above referenced Sheriff's Sale.

Additionally, **confirming my telephone conversation with Sarah** of your Sheriff's Department, and my fax to you, dated September 21, 2000, **PNC Bank, NA has requested** that the **Sheriff's Deed** be placed in the name and address of:

**Land Holding, Inc.,
Attention: Kathy Calhoun
Two PNC Plaza 3rd Floor
620 Liberty Avenue
Pittsburgh, PA 15222.**

Should you have any questions or require additional information, please don't hesitate to contact me at 570-346-7922 ext 420.

KREDER, BROOKS, HAILSTONE & LUDWIG

Cheryl K. Krawczyk, Paralegal

Enclosure



24 HOUR PHONE
(717) 764-6300

1-17-1966 vs Mark A. - 1966 T. V. 1966
NO. 196-1966 E.D. NO. 436-1966 J.D.

TOTAL DUE IN EIGHT DAYS \$ 19,242

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
TAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6100

DATE Oct 19, 2000 TIME 1495

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Cheryl Krawczyk

TELECOPIER PHONE NO. 346-3715

FROM: Sheriff Roadarmel

SHERIFF'S FILE NO. 199-2000 E.V. - 430-2000 S.D.

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

☐ AS PER YOUR REQUEST
☒ FOR YOUR INFORMATION
☐ FOR COMMENT/APPROVAL
☐ PLEASE CALL ME

MESSAGE:

Distribution Sheet
DIPASQUALE SARE

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust
Company
s/b/m/t Franklin First Federal
Savings and
Loan Association of Wilkes-Barre
P.O. Box 840
Buffalo, NY 14240-0840

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

2000 ED/96

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885

NO. 2000-CV-000

Defendant(s)

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

825 North Mercer Street
Berwick Borough, PA 18603
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$5,278.23

Interest From June 1, 2000
to Date of Sale
Per diem @\$1.13

(Costs to be added)

\$ _____

Prothonotary

By

Terri B. Kline / Elizabeth A. Cannon, Dep.
Clerk

Date

6 / 13 / 2000

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
CASE I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company : COURT OF COMMON PLEAS
s/b/m/t Franklin First Federal : CIVIL DIVISION
Savings and : Columbia County
Loan Association of Wilkes Barre :
P.O. Box 840 : MORTGAGE FORECLOSURE
Buffalo, NY 14240-0840 :

Plaintiff

v.

Mark A. DiPasquale :
a/k/a Mark Angelo DiPasquale : NO. 2000-CV 430
Cheryl I. DiPasquale :
a/k/a Cheryl Inez DiPasquale :
3913 Main Street :
Warrensburg, NY 12885 :

Defendant(s)

2000 FD 196

AFFIDAVIT PURSUANT TO RULE 3129.1

Manufactures & Traders Trust Company s/b/m/t Franklin First Federal Savings and Loan Association of Wilkes-Barre, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 825 North Mercer Street, Berwick Borough, PA 18603

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

Name Address

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale 3913 Main Street
Warrensburg, NY 12885

Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale 3913 Main Street
Warrensburg, NY 12885

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

Name Address

same as above

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

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

none

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

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

Plaintiff herein.	See Caption above.
-------------------	--------------------

PNC Bank, NA	Collateral Control Eastern Loan Center 103 Bellevue Parkway, Wilmington, DE 19809
--------------	--

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

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

none

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

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

Domestic Relations Section	Columbia County Courthouse P.O. Box 186 Bloomsburg, PA 17815
----------------------------	--

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
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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:

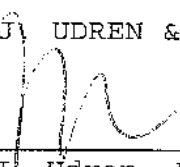
Name	Address
------	---------

Tenants/Occupants	825 North Mercer Street Berwick Borough, PA 18603
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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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 31, 2000



Mark J. Udren, ESQ.
Attorney for Plaintiff

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 196-2000

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Small Business Administration
7 North Wilkes Barre Blvd.
Wilkes-Barre, PA 18702-5241

4a. Article Number
Z 479 027 001

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
7/27/00

5. Received By: (Print Name)
STELLA Heenstra

6. Signature: (Addressee or Agent)
X Stella Heenstra

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 196-2000

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Office of F.A.I.R
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

4a. Article Number
Z 479 027 002

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)
S. Synt

6. Signature: (Addressee or Agent)
X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
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I also wish to receive the following services (for an extra fee): 196-2000

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

4a. Article Number
Z 479 027 003

4b. Service Type

☒ Certified

☐ Insured

☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
JUL 28 2000

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
Samuel Ventura

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 196-2000

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

PNC Bank, N.A.
Collateral Control Eastern Loan Ctr.
103 Bellevue Parkway
Wilmington, DE 19809

4a. Article Number

2479 027 012

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

8-9-00

5. Received By: (Print Name)

JIGISHA

6. Signature: (Addressee or Agent)

X Jigisha Patel

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 196-2000

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mark A. DiPasquale
3913 Main St.
Warrensburg, NY 12885

4a. Article Number

2479 027 021

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

Mark A. DiPasquale

6. Signature: (Addressee or Agent)

X Mark A. DiPasquale

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 196-2000

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Cheryl I. DiPasquale
3913 Main St.
Warrensburg, NY 12885

4a. Article Number

Z 479 027 020

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

Cheryl I. DiPasquale

6. Signature: (Addressee or Agent)

X Cheryl I. DiPasquale

8. Addressee's Address (Only if requested and fee is paid)

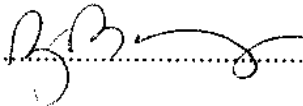
PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

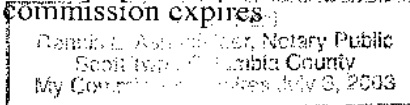
Paula Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the August 31, September 7, 14, 2000 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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 14th day of September 2000.


.....

(Notary Public)

My commission expires

Notary Public Dennis L. Aschbacher

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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
~~(717) 784-1981~~
570-389-5622

24 HOUR PHONE
(717) 784-6300
FAX 570 389-5625.

Date: July 25, 2000

To: Berwick Area Sewer Authority
City Hall--Market St.
Berwick, Pa. 18603

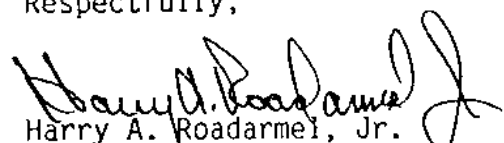
Re: Manufacturers & Traders Trust vs. Mark A. & Cheryl J. DiPasquale
No: 196 of 2000 ED No: 630 of 2000 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

past due
\$170.10
July
Aug 60.00
Sept
\$230.10

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust	:	COURT OF COMMON PLEAS
Company	:	CIVIL DIVISION
s/b/m/t Franklin First Federal	:	Columbia County
Savings and	:	
Loan Association of Wilkes-	:	
Barre	:	NO. 2000-CV-430
P.O. Box 840	:	
Buffalo, NY 14240-0840	:	
Plaintiff	:	

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885
Defendant(s)

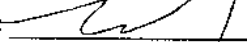
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: July 11, 2000

BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

AFFIDAVIT OF SERVICE

STATE OF NEW YORK
COUNTY OF COLUMBIA

Manufactures & Traders Trust Company s/b/m/t Franklin First Federal Savings and Loan
Association of Wilkes-Barre, P.O. Box 840, Buffalo, New York 14240-0840

Index No.: 2000-CV-430
COMMON PLEAS CIVIL DIVISION COURT
Plaintiff(s)

against

Mark A. DiPasquale a/k/a Mark Angelo DiPasquale, Cheryl I. DiPasquale a/k/a Cheryl Inez
DiPasquale, 3913 Main Street, Warrensburg, New York 12885

Defendant(s)

STATE OF NEW YORK
COUNTY OF Rensselaer

Patrick J. Leatham

being duly sworn, deposes and says: that deponent is not a party to this
action, is over 18 Years of age and resides at Troy, NY.

That on (date) 7/8/2000 at (time) 2:45 pm at (service address) 3913 Main Street, Warrensburg, New York 12885
Deponent ☒ served ☐ attempted to serve a true copy of a (type of paper) Notice of Sheriff's Sale of Real Property and
Notice of Owners Rights

Upon Cheryl I. DiPasquale a/k/a Cheryl Inez DiPasquale ☐ witness ☐ respondent ☒ defendant ☐ plaintiff
(hereinafter called the recipient)

☒ Individual

By delivering a true copy of each and leaving with recipient personally ☒ recipient was identified by self-admission.
☒ Deponent knew the person so served to be the person described as recipient therein.

☐ Suitable age person

By delivering a true copy of each and leaving with _____ knows to be
(relationship) _____ a person of suitable age and discretion. Said premises is
recipients ☐ actual place of business ☐ usual place of abode within the state.

☐ Attempted service

Deponent attempted service on the following dates:

☐ Non service

Deponent attempted to effect service on recipient on the above date at the above time and found that the recipient
☐ no longer resides at ☐ is unknown at address given.

☐ Mailing

Deponent completed service by deposition a true copy of each properly sealed postpaid with first class postage
and addressed to the recipient as stated above in an official depository under the exclusive care and custody of the
U.S. Postal Service. ☐ The envelope was marked personal and confidential. ☐ The mailing was also made by
certified mail receipt no. _____ Within one day after such delivery ☐ a return receipt was requested.

☒ Description of
Recipient

F	White	35	5'8"	200	Other features.
Sex	Skin color	Approx age	Approx height	Approx weight	

☐ Witness Fee

The authorized traveling expenses and witness fee ☐ was paid to ☐ was tendered and refused by recipient.

☒ Deponent knew the person so served to be the person mentioned and described as the within named and proper party therein.
Deponent asked the within names if defendant was in active military service of the United States or the State of New York in any
capacity whatever and received a negative reply. The within named wore ordinary civilian clothes and no military uniform. The
source of deponent's information and the grounds of deponent's belief are the conversations and observations above narrated.
Upon information and belief deponent avers that the within named is not in the military service of New York or the United States
as that term is defined in either the State of Federal Statutes.

Patrick J. Leatham
Signature of Process Server

Sworn to me, this 10th day, of July, 2000

Samantha A. Scott

Notary Public

SAMANTHA A. SCOTT
Notary Public, State of New York
Reg. 01306030778
Qualified in Schoharie County
Commission Expires 09/15/2001

LEATHEN PROCESS SERVICE
PO BOX 3014
TROY, NEW YORK 12181-3014
(518) 273-1406 - Telephone
(518) 273-8494 - Fax

AFFIDAVIT OF SERVICE

STATE OF NEW YORK
COUNTY OF COLUMBIA

Index No.: 2000-CV-430

COMMON PLEAS CIVIL DIVISION COURT

Manufactures & Traders Trust Company s/b/m/t Franklin First Federal Savings and Loan
Association of Wilkes-Barre, P.O. Box 840, Buffalo, New York 14240-0840

Plaintiff(s)

against

Mark A. DiPasquale a/k/a Mark Angelo DiPasquale, Cheryl L. DiPasquale a/k/a Cheryl Inez
- DiPasquale, 3913 Main Street, Warrensburg, New York 12885

Defendant(s)

STATE OF NEW YORK
COUNTY OF Rensselaer

Patrick J. Leatham

being duly sworn, deposes and says: that deponent is not a party to this

action, is over 18 Years of age and resides at Troy, NY.

That on (date) 7/8/2000 at (time) 2:45 pm at (service address) 3913 Main Street, Warrensburg, New York 12885

Deponent ☒ served ☐ attempted to serve a true copy of a (type of paper) Notice of Sheriff's Sale of Real Property and
Notice of Owners RightsUpon Mark A. DiPasquale a/k/a Mark Angelo
DiPasquale☐ witness ☐ respondent ☒ defendant ☐ plaintiff

(hereinafter called the recipient)

☒ IndividualBy delivering a true copy of each and leaving with recipient personally ☒ recipient was identified by self-admission
☒ Deponent knew the person so served to be the person described as recipient therein.☐ Suitable age person

By delivering a true copy of each and leaving with

(relationship) _____ a person of suitable age and discretion. Said premises is
recipients ☐ actual place of business ☐ usual place of abode within the state.☐ Attempted service

Deponent attempted service on the following date:

☐ Non serviceDeponent attempted to effect service on recipient on the above date at the above time and found that the recipient
☐ no longer resides at ☐ is unknown at address given.☐ MailingDeponent completed service by depositing a true copy of each properly sealed postpaid with first class postage
and addressed to the recipient as stated above in an official depository under the exclusive care and custody of the
U.S. Postal Service. ☐ The envelope was marked personal and confidential. ☐ The mailing was also made by
certified mail receipt no. _____ Within one day after each delivery ☐ a return receipt was requested.☒ Description of
RecipientM White 40 5'7" 195
Sex Skin color Approx age Approx height Approx weight Other features.☐ Witness FeeThe authorized traveling expenses and witness fee ☐ was paid to ☐ was tendered and refused by recipient.☒ Deponent knew the person so served to be the person mentioned and described as the within named and proper party therein.
Deponent asked the within names if defendant was in active military service of the United States or the State of New York in any
capacity whatever and received a negative reply. The within named wore ordinary civilian clothes and no military uniform. The
source of deponent's information and the grounds of deponent's belief are the conversations and observations above narrated.
Upon information and belief deponent avers that the within named is not in the military service of New York or the United States
as that term is defined in either the State or Federal Statutes.

Signature of Process Server

Sworn to me, this 10th day of July, 2000

Samantha A. Scott Notary Public

SAMANTHA A. SCOTT
Notary Public, State of New York
Reg. 015C0030778
Qualified in Rensselaer County
Commission Expires 12/31/2007LEATHAM PROCESS SERVICE
PO BOX 3014
TROY, NEW YORK 12181-3014
(518) 273-1406 - Telephone
(518) 273-8494 - Fax

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015

PHONE
570-389-5622

TELEPHONE
(717) 788-6100

Mark J. Udren, Esq.
1040 North Kings Highway, Suite 500
Cherry Hill, N.J. 08034

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

VS.

WRIT OF EXECUTION 191 of 2000 ED
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday August 18, 2000 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Mark Angelo and Cheryl Inez DiPasquale
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF TIMOTHY CHAMBERLAIN CLIFF

SO ANSWERS:

Timothy A. Chamberlain
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 28th day of

August 2000

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Mark J. Udren, ESQ
1040 N. Kings Highway, Suite 500
Cherry Hill, N.J. 08034

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Manufacturers & Traders Trust Co.
CASE NO. 196-2000
Mark A. & Cheryl I. DiPasquale
WRIT OF EXECUTION 430--2000

SERVICE ON Mark A. & Cheryl I. DiPasquale

ON July 28, 2000 AT . A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Mark A. DiPasquale
AT 3913 Main St., Warrensburg, NY by Certified Mail, No's. 7479027021 & 7479027020
BY CHIEF / DEPUTY

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Mark A. DiPasquale (Husband)

Property is apparently vacant at the time of service June 26, 2000.

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS DAY OF
YEAR 2000.

NOTARY - SARAH J. HOWER

Harry A. Roadarmel Jr.
SHERIFF Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 369-5622

TELEPHONE
(717) 369-5622

FAX 570-339-5625

DATE: July 25, 2000

RE: Sheriff's Sale Advertising Dates

Manufacturers & Traders Trust v. Mark A. & Cheryl I. DiPasquale

No. 196 of 2000 AD No. 430 of 2000 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:


1st week Aug. 31, 2000 DATE OF SALE: SEP 21, 2000 1990

2nd week SEP 7, 2000

3rd week SEP 14, 2000

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company
s/b/m/t Franklin First Federal Savings and
Loan Association of Wilkes-Barre
P.O. Box 840
Buffalo, NY 14240-0840

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885

Defendant(s)

2000 ED 196
NO. 2000-CV-430

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

825 North Mercer Street
Berwick Borough, PA 18603
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$5,278.23

Interest From June 1, 2000
to Date of Sale
Per diem @\$1.13

(Costs to be added)

\$

Prothonotary
By Tami B. Kline Clerk
Elizabeth A. Brennan

Date 6/13/2000

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

Manufactures & Traders Trust Company
s/b/m/t Franklin First Federal
Savings and
Loan Association of Wilkes-Barre
P.O. Box 840
Buffalo, NY 14240-0840

Plaintiff

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

2000 ED 196

NO. 2000-CV-430

AFFIDAVIT PURSUANT TO RULE 3129.1

Manufactures & Traders Trust Company s/b/m/t Franklin First Federal Savings and Loan Association of Wilkes-Barre, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 825 North Mercer Street, Berwick Borough, PA 18603

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

Name

Address

Mark A. DiPasquale

a/k/a Mark Angelo DiPasquale 3913 Main Street
Warrensburg, NY 12885

Cheryl I. DiPasquale

a/k/a Cheryl Inez DiPasquale 3913 Main Street
Warrensburg, NY 12885

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

Name

Address

same as above

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

Name Address

none

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

Name Address

Plaintiff herein. See Caption above.

PNC Bank, NA. Collateral Control Eastern Loan Center
103 Bellevue Parkway, Wilmington, DE 19809

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

Name Address

none

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

Name Address

Domestic Relations Section Columbia County Courthouse
P.O. Box 186
Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue Harrisburg, PA 17128-0946

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:

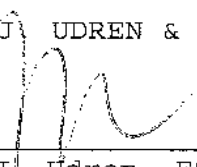
Name Address

Tenants/Occupants 825 North Mercer Street
Berwick Borough, PA 18603

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 31, 2000



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. No. 04302
1040 N. EDGES HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company : COURT OF COMMON PLEAS
s/b/m/t Franklin First Federal : CIVIL DIVISION
Savings and : Columbia County
Loan Association of Wilkes-Barre :
P.O. Box 840 : MORTGAGE FORECLOSURE
Buffalo, NY 14240-0840 :

Plaintiff

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885

Defendant(s)

2000 ED 196

NO. 2000-CV-430

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
20 Third Street
Warrensburg, NY 12885

Your house (real estate) at 825 North Mercer Street, Berwick Borough, PA 18603 is scheduled to be sold at the Sheriff's Sale on Sep. 21, 2000, at 9:30 AM in the Columbia County Courthouse, to enforce the court judgment of \$5,278.23, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
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 856-482-5900.

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 856-482-6900.

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 the 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 within 30 days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home 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.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

196-2000

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - WEAVER'S PLACE OUTLINE

24 HOUR PHONE
(717) 704-6300

PHONE
(717) 309-5671

RECEIVE AND TIME STAMP WRIT June 13, 2000
DOCKET AND INDEX Sat. 79, 2000
SET FILE FOLDER UP u
CHECK FOR PROPER INFO

WRIT OF EXECUTION 2 need 3
COPY OF DESCRIPTION 8
WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF'S SALE 11 - OK

WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST
CHECK FOR 900.00 ✓ SK No. 23394 \$1500.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES
POST ALL DATES ON CALENDAR

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS
TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS
PUT PAPERS TOGETHER FOR DEFENDANTS

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS
* NOTICE OF SALE DIRECTED TO THEM

SHERIFF'S SALE

THURSDAY SEPTEMBER 21, 2000 AT 0930

BY VIRTUE OF A WRIT OF EXECUTION NO. 196-2000 AND CIVIL WRIT NO. 430-2000 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17315, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING WOOD RAILROAD TIE CORNER FOUND AT THE SOUTHWEST CORNER OF LANDS NOW OR LATE OF DOROTHY BARON, OF WHICH THIS IS A PART, THENCE ALONG LANDS NOW OR LATE OF ALEX AND MARY BERBICK NORTH 0 DEGREES 50 MINUTES 30 SECONDS WEST 91.07 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG REMAINING LAND OF DOROTHY BARON OF WHICH THIS IS A PART. NORTH 85 DEGREES 0 MINUTES 0 SECONDS EAST 91.97 FEET TO AN IRON PIN SET FOR A CORNER ON THE WESTERLY LINE OF A FIFTY FOOT WIDE RIGHT OF WAY FOR MERCER STREET THENCE ALONG THE SAME SOUTH 0 DEGREES 50 MINUTES 30 SECONDS EAST 80.00 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG THE NORTHERLY LINE OF A FIFTEEN FOOT WIDE ALLEY THE FOLLOWING TWO BEARINGS AND DISTANCES; (1) SOUTH 75 DEGREES 15 MINUTES 0 SECONDS WEST 67.54 FEET TO A POINT; (2) SOUTH 85 DEGREES 52 MINUTES 10 SECONDS WEST, 26.21 FEET TO AN EXISTING RAILROAD TIE, THE PLACE OF BEGINNING.

CONTAINING 0.184 ACRES OF LAND AS SURVEYED BY DENNIS R. PETERS, REGISTERED SURVEYOR, IN JANUARY, 1979.

Title to said premises vested in Mark Angelo DiPasquale and Cheryl Inez DiPasquale, husband and wife, by deed from David T. Richards and Charlene A. Richards, husband and wife, dated 6/28/84 and recorded 6/29/84 in deed book 334, page 329.

Improvements: Residential House Dwelling at 825 Mercer St., Berwick, Pa.

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 either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

ATTORNEY FOR PLAINTIFF:
Mark J. Udren, ESQ.
1040 N. Kings Highway, Suite 500
Cherry Hill, N.J. 08034

SHERIFF OF COLUMBIA COUNTY

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company : COURT OF COMMON PLEAS
s/b/m/t Franklin First Federal : CIVIL DIVISION
Savings and : Columbia County
Loan Association of Wilkes-Barre :
P.O. Box 840 : MORTGAGE FORECLOSURE
Buffalo, NY 14240-0840 :

Plaintiff

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale : NO. 2000-CV-430
Cheryl I. DiPasquale :
a/k/a Cheryl Inez DiPasquale :
3913 Main Street :
Warrensburg, NY 12885 :

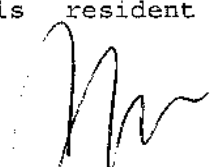
Defendant(s)

2000 E D 196

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☐ A. Resident in the Commonwealth of Pennsylvania
 - ☒ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:


Mark J. Udren, ESQUIRE
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company : COURT OF COMMON PLEAS
s/b/m/t Franklin First Federal : CIVIL DIVISION
Savings and : Columbia County
Loan Association of Wilkes-Barre :
P.O. Box 840 : MORTGAGE FORECLOSURE
Buffalo, NY 14240-0840 :

Plaintiff

v.

Mark A. DiPasquale :
a/k/a Mark Angelo DiPasquale : NO. 2000-CV-430
Cheryl I. DiPasquale :
a/k/a Cheryl Inez DiPasquale :
3913 Main Street :
Warrensburg, NY 12885 :

Defendant(s)

2000 ED196

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILLS, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company : COURT OF COMMON PLEAS
s/b/m/t Franklin First Federal : CIVIL DIVISION
Savings and : Columbia County
Loan Association of Wilkes-Barre :
P.O. Box 840 : MORTGAGE FORECLOSURE
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Warrensburg, NY 12885

Defendant(s)

NO. 2000-CV-430

2000 ED 196

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MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING ROAD RAILROAD TIE CORNER FOUND AT THE SOUTHWEST CORNER OF LANDS NOW OR LATE OF DOROTHY BARON, OF WHICH THIS IS A PART, THENCE ALONG LANDS NOW OR LATE OF ALEX AND MARY BERBICK NORTH 0 DEGREES 50 MINUTES 30 SECONDS WEST 91.07 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG REMAINING LAND OF DOROTHY BARON OF WHICH THIS IS A PART. NORTH 85 DEGREES 0 MINUTES 0 SECONDS EAST 91.97 FEET TO AN IRON PIN SET FOR A CORNER ON THE WESTERLY LINE OF A FIFTY FOOT WIDE RIGHT OF WAY FOR MERCER STREET THENCE ALONG THE SAME SOUTH 0 DEGREES 50 MINUTES 30 SECONDS EAST 80.00 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG THE NORTHERLY LINE OF A FIFTEEN FOOT WIDE ALLEY THE FOLLOWING TWO BEARINGS AND DISTANCES; (1) SOUTH 75 DEGREES 15 MINUTES 0 SECONDS WEST 67.54 FEET TO A POINT; (2) SOUTH 85 DEGREES 52 MINUTES 10 SECONDS WEST, 26.21 FEET TO AN EXISTING RAILROAD TIE, THE PLACE OF BEGINNING.

CONTAINING 0.184 ACRES OF LAND AS SURVEYED BY DENNIS R. PETERS, REGISTERED SURVEYOR, IN JANUARY, 1979.

Title to said premises vested in Mark Angelo DiPasquale and Cheryl Inez DiPasquale, husband and wife, by deed from David T. Richards and Charlene A. Richards, husband and wife, dated 6/28/84 and recorded 6/29/84 in deed book 334, page 329.

Improvements: Residential House Dwelling

Being known as 825 Mercer Street

Tax ID No. 4D-06-134-1

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust Company
s/b/m/t Franklin First Federal Savings &
Loan Association of Wilkes-Barre
P.O. Box 840
Buffalo, NY 14240-0840
Plaintiff

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

v.

Mark A. DiPasquale
a/k/a Mark Angelo DiPasquale
Cheryl I. DiPasquale
a/k/a Cheryl Inez DiPasquale
3913 Main Street
Warrensburg, NY 12885
Defendant(s)

NO. 2000-CV-430

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: July 19, 2000

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2000-CV-430

V.

Defendant (s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

Name and Address Of Sender
LAW OFFICES
 Mark J. Udren & Associates
 1040 N. Kings Highway, Suite 500
 Cherry Hill, NJ 08034

Line	Article Number	Name of Addressee, Street, and Post Office Address	Check appropriate block for Registered Mail:				Affix stamp here if issued as certificate of mailing or for additional copies of this bill.								
			Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del.	Express Mail	Postmark and Date of Receipt					
1	DIPASQUALE 0018146	Domestic Relations Section Columbia County Courthouse, P.O. Box 186 Bloomsburg, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
2	Alice	Commonwealth of PA, Dept. of Revenue Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
3	Columbia County	Tenants / Occupants 825 North Mercer Street, Berwick Borough, PA 18603	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
4		PNC Bank, NA, Collateral Control, Eastern Loan Center 103 Bellevue Parkway, Wilmington, DE 19809	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
5			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
6			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
7			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
8			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
9			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
10			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
11			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
12			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
13			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
14			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
15			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Total number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office				Postmaster, Per (Name of Receiving Employee)				The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.				

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Manufactures & Traders Trust : COURT OF COMMON PLEAS
Company : CIVIL DIVISION
s/b/m/t Franklin First Federal : Columbia County
Savings and :
Loan Association of Wilkes- :
Barre : NO. 2000-CV-430
P.O. Box 840 :
Buffalo, NY 14240-0840 :
Plaintiff :

v.

Mark A. DiPasquale :
a/k/a Mark Angelo DiPasquale :
Cheryl I. DiPasquale :
a/k/a Cheryl Inez DiPasquale :
3913 Main Street :
Warrensburg, NY 12885 :
Defendant(s) :

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: July 11, 2000

BY: 

Mark J. Udren, ESQUIRE
Attorney for Plaintiff

ESQUIRE

AFFIDAVIT OF SERVICE

STATE OF NEW YORK
COUNTY OF COLUMBIAManufactures & Traders Trust Company s/b/m/t Franklin First Federal Savings and Loan
Association of Wilkes-Barre, P.O. Box 840, Buffalo, New York 14240-0840Index No.: 2000-CV-430
COMMON PLEAS CIVIL DIVISION COURT
Plaintiff(s)

against

Mark A. DiPasquale a/k/a Mark Angelo DiPasquale, Cheryl I. DiPasquale a/k/a Cheryl Inez
DiPasquale, 3913 Main Street, Warrensburg, New York 12885

Defendant(s)

STATE OF NEW YORK
COUNTY OF Rensselaer

Patrick J. Leatham

being duly sworn, deposes and says: that deponent is not a party to this
action, is over 18 Years of age and resides at Troy, NY.That on (date) 7/8/2000 at (time) 2:45 pm at (service address) 3913 Main Street, Warrensburg, New York 12885
Deponent ☒ served ☐ attempted to serve a true copy of a (type of paper) Notice of Sheriff's Sale of Real Property and
Notice of Owners RightsUpon Cheryl I. DiPasquale a/k/a Cheryl Inez DiPasquale ☐ witness ☐ respondent ☒ defendant ☐ plaintiff
(hereinafter called the recipient)☒ IndividualBy delivering a true copy of each and leaving with recipient personally ☒ recipient was identified by self-admission.
☒ Deponent knew the person so served to be the person described as recipient therein.☐ Suitable age personBy delivering a true copy of each and leaving with _____ known to be
(relationship) _____ a person of suitable age and discretion. Said premises is
recipients ☐ social place of business ☐ usual place of abode within the state.☐ Attempted service

Deponent attempted service on the following dates:

☐ No serviceDeponent attempted to effect service on recipient on the above date at the above time and found that the recipient
☐ no longer resides at ☐ is unknown at address given.☐ MailingDeponent completed service by depositing a true copy of each properly sealed postpaid with first class postage
and addressed to the recipient as stated above in an official depository under the exclusive care and custody of the
U.S. Postal Service. ☐ The envelope was marked personal and confidential. ☐ The mailing was also made by
certified mail receipt no. _____ Within one day after such delivery ☐ a return receipt was requested.☒ Description of
Recipient

P	White	35	5'8"	200	
Sex	Strn color	Approx age	Approx height	Approx weight	Other features

☐ Witness FeeThe authorized traveling expenses and witness fee ☐ was paid to ☐ was tendered and refused by recipient.☒ Deponent knew the person so served to be the person mentioned and described as the within named and proper party therein.
Deponent asked the within names if defendant was in active military service of the United States or the State of New York in any
capacity whatever and received a negative reply. The within named wore ordinary civilian clothes and no military uniform. The
source of deponent's information and the grounds of deponent's belief are the conversations and observations above narrated.
Upon information and belief deponent avers that the within named is not in the military service of New York or the United States
as that term is defined in either the State of Federal Statutes.

Signature of Process Server

Sworn to me, this 10th day of July, 2000Samantha A. Scutt

Notary Public

SAMANTHA A. SCUTT
Notary Public, State of New York
Reg. 01300030778
Qualified in Schoharie County
Commission Expires 08/15/2001LEATHAM PROCESS SERVICE
PO BOX 3014
TROY, NEW YORK 12181-3014
(518) 273-1486 - Telephone
(518) 273-8494 - Fax

EXHIBIT

AFFIDAVIT OF SERVICE

STATE OF NEW YORK

COUNTY OF COLUMBIA

Index No.: 2000-CV-430

COMMON PLEAS CIVIL DIVISION COURT

Manufacturers & Traders Trust Company s/w/m/t Franklin First Federal Savings and Loan
Association of Wilkes-Barre, P.O. Box 840, Buffalo, New York 14240-0840

Plaintiff(s)

against

Mark A. DiPasquale a/k/a Mark Angelo DiPasquale, Cheryl L. DiPasquale a/k/a Cheryl Inez
- DiPasquale, 3913 Main Street, Warrensburg, New York 12885

Defendant(s)

STATE OF NEW YORK

COUNTY OF Rensselaer

Patrick J. Leathem

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Notice of Owners RightsUpon Mark A. DiPasquale a/k/a Mark Angelo
DiPasquale☐ witness ☐ respondent ☒ defendant ☐ plaintiff

(hereinafter called the recipient)

☒ IndividualBy delivering a true copy of each and leaving with recipient personally ☒ recipient was identified by self-admission
☒ Deponent knew the person so served to be the person described as recipient therein.☐ Sutable age person

By delivering a true copy of each and leaving with

(relationship)

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as that term is defined in either the State of Federal Statutes.

Signature of Process Server

Sworn to me, this 10th day of July, 2000

Samantha A. Scott

Notary Public

SAMANTHA A. SCOTT
Notary Public, State of New York
Reg. 0156030778
Qualified in Schoharie County
Commission Expires 09/15/2002

LEATHEN PROCESS SERVICE
PO BOX 3014
TROY, NEW YORK 12181-3014
(518) 273-1486 - Telephone
(518) 273-8494 - Fax

PNC BANKPNC BANK, National Association
Consumer Loan Dept.
Pittsburgh, PA 15265

No. 883096

RE: M.A. PIPASQUALE
30-01-8002511570

8-9/430

DATE 09/14/2000

Pay Two Thousand One Hundred Seventy-Seven & 80/100 Dollars

\$*****2,177.80

To The Order Of

SHERIFF OF COLUMBIA COUNTY

AUTHORIZED SIGNATURE

C. M. Sullivan

⑈00883096⑈ ⑆0430000096⑆ 1010811119⑈

The Face of this document has a colored background on white paper.

PNC BANKAccounts Payable Dept.
Pittsburgh, PA 15265
Phone Number (412) 762-3161PNC Bank, National Association
Jeannette, Pennsylvania

NO. 415962

80-162/433

PAY Nineteen thousand two hundred forty one and 20/100 DollarsVendor Number
00COCOSH1RCheck Date
09/26/2000Check Amount
**\$19,241.20To the
Order ofCASHIER'S CHECK
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

AUTHORIZED SIGNATURE

Kurt F. Lewis, Jr.

⑈415962⑈ ⑆043301627⑆ 0002296490⑈

LAW OFFICES OF MARK J. UDREN & ASSOCIATES
ESCROW ACCOUNT
CHERRY HILL, NJ 08034

PNC BANK
PNC BANK, N.A.
PHILADELPHIA, PA
3-5/310 4185

23394

23394

PAY *** One Thousand Five Hundred ***

00/100

TO THE
ORDER OF

Sheriff of Columbia County

DATE

May 30, 2000

AMOUNT

\$1,500.00

RE: Deposit-Sheriff's Sale- 0019146- DiPasquale


AUTHORIZED SIGNATURE

⑈0233394⑈ ⑆031000053⑆ 8612171472⑈

SECURITY FEATURES INCLUDED. DETAILS ON BACK. ⑈