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

Mellon Bank, N.A., now by assignment Citizens Bank of Pennsylvania Two Mellon Bank Center Pittsburgh, PA 15255-0002 Citibank (South Dakota), N.A. 7920 NW 110th Street Kansas City, MO 64153

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

Mellon Bank, N.A., now by assignment Citizens Bank of Pennsylvania Two Mellon Bank Center Pittsburgh, PA 15255-0002 Mellon Bank N. A., now by assignment, Citizens Bank of Pennsylvania P. O. Box 149 Pittsburgh, PA 15230-0149

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

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

Susan J. Nevel Mifflin Township Tax Collector East Fifth Street P. O. Box 371 Mifflinville, PA 18631

Columbia County Domestic relations 15 Perry Ave. Bloomsburg, PA 17815

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.

HOURIGAN, KLUGER & QUINN, P.C.

Date: March , 2002

James T. Shoemaker, Esquire

DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (found) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan H. Lupini and at a common corner of lands now or formerly of Larry and Janet L. Lupini;

THENCE along Lupini South 89 degrees 59 minutes 40 seconds East 314.58 feet to an iron pin (set) in line of land now or formerly of Charles O. Drumheller, et al;

THENCE along Drumheller South 05 degrees 12 minutes 20 seconds East 996.62 feet to a stone (found) in line of lands now or formerly of David L. and Patsy Jean Waltman:

THENCE along Waltman North 86 degrees 42 minutes 20 seconds West 316.80 feet to an iron pin (set) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan J. Lupini North 05 degrees 12 minutes 20 seconds West 978.37 feet to an iron pin (found), the place of beginning.

CONTAINING 7.10 acres of land and further described as Lot A on the Lupini Subdivision, drafted by Thomas H. Parr, P.L.S., dated August 19, 1998 and revised October 7, 1998, approved by the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors on October 12, 1998.

TAX PARCEL NO. 23-08-026-01

MELLON BANK, N.A. 2 Mellon Bank Center

: IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Pittsburgh, PA 15259,

Plaintiff

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

LARRY E. LUPINI and JANET L. LUPINI,

RR2, Box 2727

Nescopeck, PA 18635,

Defendants: NO. 438-CV-2001

ASSIGNMENT OF JUDGMENT

KNOW ALL MEN BY THESE PRESENTS that for value received, Mellon Bank, N.A. ("Assignor") hereby sets over, transfers and assigns unto Citizens Bank of Pennsylvania ("Assignee"), a certain judgment obtained by the Assignor on December 13 2001, in the Court of Common Pleas of Columbia County, in the Commonwealth of Pennsylvania, No. 438 of 2001 against Larry E. Lupini and Janet L. Lupini. The Assignor assigns its judgment together with all the benefit and advantages that may be obtained thereby, and the Assignor does hereby grant to the Assignee full power to recover the same for its own use. The Assignor further authorizes and empowers the Prothonotary or any attorney on behalf of the Assignee to make the judgment to his

The address of the Assignee is 8 West Market St., Wilkes-Barre, PA 18711-0101.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 284 day of Johnson 2002.

ATTEST:

MELLON BANK, N.A.

use.

As it. Vice President Robert R. French

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A.

Mortgage Dated: December 29, 1998

County Recorded: Columbia

Mortgage Book: 711

Assignor

Page Number: 951

to

Municipality: Mifflin Township

Parcel No. 23-08-026-01

CITIZENS BANK OF PENNSYLVANIA

Assignee

For good and valuable consideration paid by Citizens Bank of Pennsylvania ("Assignee") to Mellon Bank, N.A. ("Assignor"), the Assignor hereby grants, transfers, assigns and sets over to the Assignee, all its rights, title and interest in that certain mortgage dated December 29, 1998 between Larry E. Lupini and Janet L. Lupini, as mortgagors and Mellon Bank, N.A. ("Mortgage"). The Mortgage is recorded in Columbia County, Mortgage Book 711, Page 951.

This assignment is together with the note, contract and other obligations therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue to the Assignor as mortgagee under the Mortgage, including the right to release the Mortgage in whole or in part and to sue thereon, to have and to hold unto the Assignee, its successors and assigns forever.

I HEREBY CERTIFY that the address of the Assignee is 8 West Market Street, Wilkes-Barre,

PA 18711-0101.

Dated this 2 fth day of Julian, 2002

JaMES T. Shoemaker, Esq.

Counsel for Mellon Bank, N.A.

ATTEST:

atricea Move

___/

MELLON BANK/N.A.

BY:

ASST. Vice President

Robert R. French

RECURDED
03/26/7002 11:12:56 AN
BEVERLY J. MICHAEL
REGISTER AND RECURDER
COLUMBIA COUNTY
PERMSYIVEDIR
Inst Num: 700702744

485965.1

COMMONWEALTH OF PENNSYLVANIA	:
COUNTY OF Ciclostania	: SS: :
MELLON BANK, N.A., and that as such office	, 2002, before me the undersigned officer, ho acknowledged himself to be the detailed of er, being authorized to do so, executed the foregoing by signing the name of the corporation by himself as eunto set my hand and official seal.
Notarial Seal Linda Tonarelli, Notary Public City Of Pittsburgh, Allegheny County My Commission Expres Feb. 26, 2006 Member, Pennsylvania Association Of Notaries	Notary Public
COMMONWEALTH OF PENNSYLVANIA COUNTY OF	: : SS: :
Recorded on this, the day of, the said County in Mortgage Book,	, 2002, in the Recorder's Office of
Given under my hand and seal of the	
	Recorder

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE IDENTIFICATION NO. 63871

LAW OFFICES SUITE SEVEN HUNDRED CITIZENS BANK CENTER WILKES-BARRE, PA 18701-1867 (570) 825-9401 ATTORNEY FOR Plaintiff

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY, PENNSYLVANIA

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA

Plaintiff

438-CV

Term 2001 J.D.

LARRY E. LUPINI and JANET L. LUPINI

VS.

No. 2002-ED-21 Term 20 E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129. 1

No.

Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in the Township of Mifflin as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Larry E. Lupini 38 Drumheller Lane Nescopeck, PA 18635 Janet L. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Larry E. Lupini RR 2, Box 2727 Nescopeck, PA 18635 Janet L. Lupini RR 2, Box 2727 Nescopeck, PA 18635

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

Larry E. Lupini 38 Drumheller Lane Nescopeck, PA 18635 Janet L. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Larry E. Lupini RR 2, Box 2727 Nescopeck, PA 18635 Janet L. Lupini RR 2, Box 2727 Nescopeck, PA 18635 3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Mellon Bank, N.A., now by assignment Citizens Bank of Pennsylvania Two Mellon Bank Center Pittsburgh, PA 15255-0002 Citibank (South Dakota), N.A. 7920 NW 110th Street Kansas City, MO 64153

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Mellon Bank, N.A., now by assignment Citizens Bank of Pennsylvania Two Mellon Bank Center Pittsburgh, PA 15255-0002 Mellon Bank N. A., now by assignment, Citizens Bank of Pennsylvania P. O. Box 149 Pittsburgh, PA 15230-0149

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

6. 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:

Columbia County Tax Claim Bureau Courthouse P. O. Box 380 Bloomsburg, PA 17815 Susan J. Nevel Mifflin Township Tax Collector East Fifth Street P. O. Box 371 Mifflinville, PA 18631

Columbia County Domestic relations 15 Perry Ave. Bloomsburg, PA 17815

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.

HOURIGAN, KLUGER & QUINN, P.C.

Date: March ____, 2002

James T. Shoemaker, Esquire

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

VS.

No. 438-CV Term 2001 J.D.

LARRY E. LUPINI and JANET L. LUPINI

No. 2002-ED-J/ Term 20_E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

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

The law provides that you may have the right to prevent or delay the sheriff's sale by filing, before this sale, a petition with the court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the court any defense or objection you might have within twenty (20) days after service of the complaint for mortgage foreclosure and notice to defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the sheriff's sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the sheriff has not made a valid return of service of the complaint and notice to defend of if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the court to strike the judgment.

In addition you may have the right to petition to set aside the sale for (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the seale and before the sheriff has

delivered his deed to the property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC. 410 Bicentennial Building 15 Public Square Wilkes-Barre, PA 18701 (570) 825-8567

145 East Broad Street Room 108 Hazleton, Pennsylvania 18201 (570) 455-9512 SUSQUEHANNA VALLEY LEGAL SERVICES 168 East Fifty Street Bloomsburg, PA 17815 (570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE P.O. Box 1086 100 South St. Harrisburg, PA 17108 (Pennsylvania residents phone: 1-800-692-7375; out-of-state residents phone: 1-717-238-6715) MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

VS.

No. 438-CV Term 2001 J.D.

LARRY E. LUPINI and JANET L. LUPINI

No. 2002 (D.)/ Term 20_E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

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HOURIGAN, KLUGER & OUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESOUIRE IDENTIFICATION NO. 63871

LAW OFFICES SUITE SEVEN HUNDRED CITIZENS BANK CENTER WILKES-BARRE, PA 18701-1867 (570) 825-9401

ATTORNEY FOR Plaintiff

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA Plaintiff

No. 438-CV Term 2001 J.D.

OF COLUMBIA COUNTY, PENNSYLVANIA

VS.

LARRY E. LUPINI and JANET L. LUPINI

No. 2002-ED -21 Term 20 E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

James T. Shoemaker, Esquire

Attorney for Plaintiff

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE IDENTIFICATION NO. 63871

LAW OFFICES SUITE SEVEN HUNDRED CITIZENS BANK CENTER WILKES-BARRE, PA 18701-1867 (570) 825-9401 ATTORNEY FOR Plaintiff

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA
Plaintiff

VS.

LARRY E. LUPINI and JANET L. LUPINI

Defendants

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 438-CV Term 2001 J.D.

No 2003-ED-21 Term 20 E.D.

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

James T. Shoemaker, Esquire

Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. OF ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _______, 2002, AT _______, M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

ALL that certain piece, parcel or lot of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (found) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan H. Lupini and at a common corner of lands now or formerly of Larry and Janet L. Lupini;

THENCE along Lupini South 89 degrees 59 minutes 40 seconds East 314.58 feet to an iron pin (set) in line of land now or formerly of Charles O. Drumheller, et al;

THENCE along Drumheller South 05 degrees 12 minutes 20 seconds East 996.62 feet to a stone (found) in line of lands now or formerly of David L. and Patsy Jean Waltman:

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CONTAINING 7.10 acres of land and further described as Lot A on the Lupini Subdivision, drafted by Thomas H. Parr, P.L.S., dated August 19, 1998 and revised October 7, 1998, approved by the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors on October 12, 1998.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 23-08-026-01

IMPROVED with a single family dwelling located at RR2 Box 2727, Mifflin Township, Columbia County, Pennsylvania, Tax parcel 23-08-026-01. Judgment filed to 438-CV of 2001.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK OF PENNSYLVANIA, AGAINST LARRY E. LUPINI AND JANET L. LUPINI AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER & QUINN, P.C. Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. OF ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _______, 2002, AT ______.M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

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SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER & QUINN, P.C. Attorney for Plaintiff

Attorney: James T. Shocmaker	
Mellon Bank, N.A., now by assignment,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA.
Citizens Bank of Pennsylvania	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
VS.	Writ of Execution
Larry E. Lupini and Janet L. Lupini	Mortgage Foreclosure
Defendants	No. <u>438-CV</u> of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
(1.) <u>Larry E. Lupini</u>	Post Property: RR2 Box 2727, Mifflin Township, PA 38 Drumheller Lane, Nescopeck, PA 18635
(2.) <u>Janet L. Lupini</u>	38 Drumheller Lane Nescopeck, PA
	18635
(3.)	
(4.)	
(5.)	
(6.)	
(7.)	
SPECIAL INSTRUCTIONS ETC., FOR S	SERVICE: SERVICE ATTEMPTS:
SERVICE	DATE:
POSTING OF PROPERTY	DATE:
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BY HANDING TO	

Attorney: James T. Shoemaker	
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Citizens Bank of Pennsylvania	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
VS.	Writ of Execution
Larry E. Lupini and Janet L. Lupini	Mortgage Foreclosure
Defendants	
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<u>DEFENDANTS TO BE SERVED:</u>	WHERE TO SERVE DEFENDANTS
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	18635
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	18635
(3.)	
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SERVICE	DATE:
POSTING OF PROPERTY	DATE:
ADVERTISING	DATE:

DATE:		

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Attorney: James T. Shoemaker	
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Citizens Bank of Pennsylvania	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
vs. <u>Larry E. Lupini and Janet L. Lupini</u>	Writ of Execution Mortgage Foreclosure
Defendants	No. <u>438-CV</u> of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
(1.) <u>Larry E. Lupini</u>	Post Property: RR2 Box 2727, Mifflin Township, PA 38 Drumheller Lane, Nescopeck, PA
	18635
(2.) <u>Janet L. Lupini</u>	38 Drumheller Lane Nescopeck, PA
	18635
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DEPUTY SHERIFF	

Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA.
Citizens Bank of Pennsylvania	CIVIL DIVISION
	ACTION TO BE SERVED
Plaintiff	(Please specify)
vs.	
Larry E. Lupini and Janet L. Lupini	Writ of Execution Mortgage Foreclosure
Larry E. Lupin and valiet E. Dupini	11101154501 0100000
Defendants	No. 438-CV of 2001
	No. 438-CV 01 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
	Post Property: RR2 Box 2727, Mifflin
	Township, PA
(1.) <u>Larry E. Lupini</u>	38 Drumheller Lane, Nescopeck, PA
(2.) Janet L. Lupini	38 Drumheller Lane Nescopeck, PA
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Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA. CIVIL DIVISION
Plaintiff vs.	ACTION TO BE SERVED (Please specify)
Larry E. Lupini and Janet L. Lupini	Writ of Execution Mortgage Foreclosure
Defendants	No. <u>438-CV</u> of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
(1.) <u>Larry E. Lupini</u>	Post Property: RR2 Box 2727, Mifflin Township, PA 38 Drumheller Lane, Nescopeck, PA 18635
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Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA. CIVIL DIVISION
Plaintiff vs. Larry E. Lupini and Janet L. Lupini Defendants	ACTION TO BE SERVED (Please specify) Writ of Execution Mortgage Foreclosure No. 438-CV of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
(1.) <u>Larry E. Lupini</u>	Post Property: RR2 Box 2727, Mifflin Township, PA 38 Drumheller Lane, Nescopeck, PA 18635
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THEREOF.	
DEPUTY SHERIFF	

Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA.
Citizens Bank of Pennsylvania	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
vs. <u>Larry E. Lupini and Janet L. Lupini</u>	Writ of Execution Mortgage Foreclosure
Defendants	No. <u>438-CV</u> of 2001
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Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA.
Citizens Bank of Pennsylvania	CIVIL DIVISION
	ACTION TO BE SERVED
Plaintiff	(Please specify)
vs.	Writ of Execution
Larry E. Lupini and Janet L. Lupini	Mortgage Foreclosure
Defendants	
Delendants	No. <u>438-CV</u> of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
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Attorney: James T. Shoemaker	
Mellon Bank, N.A., now by assignment,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA.
Citizens Bank of Pennsylvania	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
vs.	Writ of Execution
Larry E. Lupini and Janet L. Lupini	Mortgage Foreclosure
Defendants	
Dolondanis	No. <u>438-CV</u> of 2001
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
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DEPUTY SHERIFF	

BY VIRTUE OF A WRIT OF EXECUTION NO. OF ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _______, 2002, AT _______.M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

ALL that certain piece, parcel or lot of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (found) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan H. Lupini and at a common corner of lands now or formerly of Larry and Janet L. Lupini;

THENCE along Lupini South 89 degrees 59 minutes 40 seconds East 314.58 feet to an iron pin (set) in line of land now or formerly of Charles O. Drumheller, et al;

THENCE along Drumheller South 05 degrees 12 minutes 20 seconds East 996.62 feet to a stone (found) in line of lands now or formerly of David L. and Patsy Jean Waltman;

THENCE along Waltman North 86 degrees 42 minutes 20 seconds West 316.80 feet to an iron pin (set) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan J. Lupini North 05 degrees 12 minutes 20 seconds West 978.37 feet to an iron pin (found), the place of beginning.

CONTAINING 7.10 acres of land and further described as Lot A on the Lupini Subdivision, drafted by Thomas H. Parr, P.L.S., dated August 19, 1998 and revised October 7, 1998, approved by the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors on October 12, 1998.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 23-08-026-01

IMPROVED with a single family dwelling located at RR2 Box 2727, Mifflin Township, Columbia County, Pennsylvania, Tax parcel 23-08-026-01. Judgment filed to 438-CV of 2001.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK OF PENNSYLVANIA, AGAINST LARRY E. LUPINI AND JANET L. LUPINI AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER & QUINN, P.C. Attorney for Plaintiff

DATE PNCBANK

PNCBANK

TWO SIGNATURES REQUIRED

OF THE CHECK BAND LACE HE CHECK THE CHECK COMPENSION OF THE CHECK WHY A COMPENSION OF THE CHECK CHECK THE CHECK T **004548** **0000*5** 453000** Hourigan, Kluger & Quinn, P.C.
ATTORNEYS-AT-LAW
700 MELLON BANK CENTER WILKES-BARRE, PA 18701-1867 8 W. MARKET STREET e a logister sum profession describer compressions describer des describer en describer en la sector en estable TO THE ORDER OF 新疆 CHECK NO. INVOICE TRUST ACCOUNT AMOUNT TNUOMA 60-1/313 9276 DOLLARS

Date: 06/06/2002 Columbia County Court of Common Pleas
Time: 02:29 PM Receipt

NO. 0004680

Page 1 of 1

Received of:	Col Cty Shff Office	\$	10.	00

Ten and 00/100 Dollars

 Misc Fee
 10.00

 Total:
 10.00

Check: 339

Payment Method: Check

Amount Tendered:

10.00

Tami Kline, Prothonotary

Ву:

Deputy Clerk

Clerk: BSILVETT

Hourigan, Kluger & Quinn P.C. ATTORNEYS-AT-LAW
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA. 18701-1887

MELLON BANK, N.A. WILKES-BARRE, PA

Š.

84922

DATE

AMOUNT

* * SIX THOUSAND THREE HUNDRED FIFTY NINE DOLLARS & 55 CENTS

001664 TO THE ORDER OF

COLUMBIA COUNTY COURTHOUSE SHERIFF - COLUMBIA COUNTY

35 WEST MAIN STREET

BLOOMSBURG, PA 17815

CLIENT'S DISBURSEMENT ACCOUNT

VOID AFTER 90 DAYS

234 O# 303 154500E1E0E []

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Mellon Bank vs	Larry & Janet	Lupini
NO. 21-02 ED	NO. 438-01	JD
DATE/TIME OF SALE: May 29, 200	2 0900	
BID PRICE (INCLUDES COST)	\$ <u>7558.38</u>	
POUNDAGE – 2% OF BID	s 151.17	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS TOTAL AMOUNT NEEDED TO PURCH	\$S	<u>7709.55</u>
PURCHASER(S): Citizens Bank of		
ADDRESS: Two Mellon Contr. Rue	n AB-50, Kithburg	4 PA 15254 - OUI
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S): \	->1	
		
TOTAL DUE:		s 7709.55
LESS DEPOSIT:		s 1350,
DOWN PAYMENT	? :	\$
TOTAL DUE IN 8	DAYS	s 6359,55

SHERIFF'S SALE COST SHEET

Mellon Bank VS. Larry & Janet Lupini NO.27-02 ED NO.438-01 JD DATE/TIME OF SALE 5-39-02 0900
NO. 27-02 ED NO. 438-01 JD DATE/TIME OF SALE 5-39-02 0900
DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ 150.00
······································
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 10,00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES $\frac{5.00}{12.00} = 380,00$
NOTARY \$ 10.00
TOTAL ******* \$ 3-77,00
WEB POSTING \$150.00
PRESS ENTERPRISE INC. \$ 608,48
SOLICITOD'S SERVICES \$75.00
TOTAL ******** \$ 833.48
PROTHONOTARY (NOTARY) PECOPDER OF DEEDS \$10.00
RECORDER OF DEEDS
TOTAL *********** \$
38,5°C
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$ 630,08
SCHOOL DIST. 20 \$
DELINOUENT (50.2001 \$ 5566.30
TOTAL ************ \$6/96,40
MUNICIPAL FEES DUE:
SEWER 20 \$
WATER 20 \$
WATER 20 \$ TOTAL ************************************
SURCHARGE FEE (DSTE) \$_/\D\od
MISC
<u> </u>
TOTAL ************ \$
TOTAL COSTS (OPENING BID) \$ 7558,38
TOTAL COSTS (OPENING BID) \$\frac{1550.50}{}

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARO M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
JOSEPH E. KLUGER
JAMES T. SHOEMAKER
DONALD C. LIGORIO
MICHELLE M. QUINN
DAVID AIKENS. JR.
EDWARD J. CIAMIMBOLI

OF COUNSEL THOMAS A MAKOWSKI

ALSO MEMBER NJ BAR

JOSEPH A. QUINN. JR.
ARTHUR L. PICCONE
RICHARD S. BISHOP
NEIL E. WENNER
DANIEL J. DISTASIO
ALEXIA KITA BLAKE*
MICHAEL J. KOWALSK;
RICHARD M. WILLIAMS
JENNIFER L. ROGERS LITTZI*
AMANDA V. WRIGHT-KLUGER

ANDREW HOURIGAN UP

LAW OFFICES

SUITE SEVEN HUNDRED CITIZENS BANK CENTER 8 WEST MARKET STREET WILKES - BARRE, PA 18701-1867

(570) 825-9401 FACSIMILE (570) 829-3460

E-MAIL: hkg@epix.net

Ext. 1126

May 30, 2002

SUITE TWO HUNDRED 434 LACKAWANNA AVE. SCRANTON, PA 18503-2014 (570) 346-8414 FACSIMILE 1570) 961-5072

NEW ADDRESS EFFECTIVE JUNE 6^{TR} Hourigan, Kluger, and Oning P.C.

Hourigan, Kluger, and Quinn P.C. 600 Third Avenue Kingston, PA 18704 New Phone # (570)287-3000

Harry A. Roadarmel, Jr. Sheriff of Columbia County Columbia County Courthouse Post Office Box 380 Bloomsburg, PA 17815

RE: Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania

v. Larry E. Lupini and Janet L. Lupini

No.: 438-CV-2001 No.: 2002-ED-21

Our File No. 5001-4930

Dear Sheriff Roadarmel:

Enclosed please find a check made payable to the order of Sheriff in the amount of \$6,359.55, representing the balance owed on the Sheriff's sale in the above-referenced matter.

I am also enclosing for your files a file-stamped copy of the assignment of judgment from Mellon Bank, N.A. to Citizens Bank of Pennsylvania and a recorded copy of the assignment of mortgage from Mellon Bank, N.A. to Citizens Bank of Pennsylvania.

The name of the grantee on the Sheriff's deed should be Citizens Bank of Pennsylvania, Room AB-50, Two Mellon Center, Pittsburgh, PA 15259-0001.

Thank you for your assistance with this matter.

Please call me if you have any questions.

Best regards,

James T. Shoemaker

JTS:dg enc:

se: Eileen Thiry



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

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

MELLON BANK, NA

VS.

LARRY E. AND JANET L. LUPINI

WRIT OF EXECUTION #21 OF 2002 ED

POSTING OF PROPERTY

APRIL 26, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE

PROPERTY LARRY AND JANET LUPINI AT 38 DRUMHELLER LANE NESCOPECK COLUMBIA

COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF

DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3RD DAY OF MAY 2002

> NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC

PHON€

(570) 389-5622

BLOOMSBURG, COLUMBIA CO., PA Y COMMISSION EXPIRES NOVEMBER 07, 2005



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 8LOOMSBURG, PA 17815 FAX: (570) 784-0257

24 HOUR PHONE (579) 784-6300

PHONE (\$70) 389-5622

MELLON BANK, N.A.

Docket # 21ED2002

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

LARRY E, AND JANET L. LUPINI

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 04, 2002, AT 4:28 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON LARRY E. LUPINI AT 38 DRUMHELLER LANE, NESCOPECK BY HANDING TO LARRY LUPINI, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS TUESDAY, APRIL 16, 2002

NOTARY PUBLIC

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

SHERIFF HARRY A. ROADARMEL JR.

Hanry a. Roadamed Jo

A. MALDONADO DEPUTY SHERIFF



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

24 HOUR PHONE (\$70) 784-6300

PHONE (370) 369-5622

MELLON BANK, N.A.

Docket # 21ED2002

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

LARRY E. AND JANET L. LUPINI

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 04, 2002, AT 4:28 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JANET L. LUPINI AT 38 DRUMHELLER LANE, NESCOPECK BY HANDING TO LARRY LUPINI, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS TUESDAY, APRIL 16, 2002

NOTARY PUBLIC

NCTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 X______SHERIFF HARRY A. ROADARMEL JR.

Harry a. Roadames Jo

A. MALDONADO DEPUTY SHERIFF

OFFICER:	T. CHAMBERLAIN	SERVICE# 1 DOCKET # 2	- OF - 11 SERVICES 1ED2002	
PLAINTIFF	MELL	ON BANK, N.A.		
DEFENDANT	LARR	Y E. AND JANET L. LU	JPINI	
PERSON/CORP TO SERVED LARRY E. LUPINI 38 DRUMHELLER LANE NESCOPECK		WRIT OF EX	PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE	
RELATIONSHI		identifi mileage <u>/</u> 6	CATION	
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DEPUTY	1 Moldred	DATE	4-4-0-	

OFFICER:	T. CHAMBERLAIN		SERVICE# 2 - OF - 11 SERVICES DOCKET # 21ED2002	
PLAINTIFF	MEI	LLON BANK, N.A.		
DEFENDANT	LAF	RRY E. AND JANET I	L. LUPINI	
PERSON/COR	P TO SERVED	PAPERS	PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE	
JANET L. LUP	INI	WRIT O		
38 DRUMHEL	LER LANE	FORECL		
NESCOPECK				
SERVED UPO	N LARRY			
RELATIONSH	IP Hospand	IDEN	TIFICATION	
DATE 1/-4-07	<u> TIME /62号</u>	MILEAGE 16	OTHER	
Race Sex	Height V	Veight Eyes :	Hair Age Military	
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ATTEMPTS DATE ろっみ/	TIME OPST	OFFICER	REMARKS	
DEPLITY	3 Faldina		ATE 1/-2/-32	

OFFICER:	T. CHAMBERLAII		SERVICE# 5 DOCKET # 211	- OF - 11 SERVIC) ED2002	ES
PLAINTIFF	ME	LLON BANK	ζ, N.A.		
DEFENDANT	LAI	RRY E. AND	JANET L. LUF	ini Wat	2-9
	P TO SERVED	OD.	PAPERS TO S	ERVED CUTION - MORT	GAGE
5TH ST.	TAX COLLECTO	JK	FORECLOSUR		UAGE
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3-21 <u></u>				1.6	wal. 2
DEPUTY		M	DATE	4-08-02	<u></u>

Paula J. 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 be siness 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 notice or advertisement in the May 8, 15, 22, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

R	P
Sworn and subscribed to before me this	day of 1194 20.03
	(Notary Public)
My commission	expires
Dennis L. / Scott T My Commi	Noticial Seal Ashenfelder, Notary Public wp., Columbia County esica Expires July 3, 2003
And now,, 20, publication charges amounting to \$	blishing the foregoing notice, and the
fee for this affidavit have been paid in full.	

OFFICER:	SERVICE# 9 - OF - 11 SERVICES DOCKET # 21ED2002
PLAINTIFF MELLON BAI	NK, N.A.
DEFENDANT LARRY E. AN	ID JANET L. LUPINI
PERSON/CORP TO SERVED COLUMBIA COUNTY TAX CLAIM PO BOX 380 BLOOMSBURG SERVED UPON Depin's Long	PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE
RELATIONSHIP Director	IDENTIFICATION
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ATTEMPTS DATE TIME O	FFICER REMARKS
DEPUTY T	DATE

OFFICER:		SERVICE# 6 - OF - 11 SERVICES DOCKET # 21ED2002
PLAINTIFF	MELLON BANK	K, N.A.
DEFENDANT	LARRY E. AND	JANET L. LUPINI
PERSON/CORP TO SERVED DOMESTIC RELATIONS 15 PERRY AVE. BLOOMSBURG SERVED UPON		PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE
RELATIONSHIP		IDENTIFICATION
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ATTEMPTS DATE TIME	OFF	FICER REMARKS
DEPUTY 1		DATE



21-02

PHONE (\$70) 389-5622

* DOCKET ALL DATES

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

24 HOUR PHONE (570) 784-6300

SHERIF	F'S SALE REAL ESTATE OUTLINE	
RECEIVED AND TIME STAMP WRIT	3-8-07	
DOCKET AND INDEX	3-73 02	
SET FILE FOLDER UP	32/3-02	
CHECK FOR PROPER INFO		
WRIT OF EXECUTION		
COPY OF DESCRIPTION _	ADDRESS	
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NON-MILITARY AFFIDAVIT	9	
NOTICES OF SHERIFF'S SALE		
WATCHMAN RELEASE FORM		
AFFIDAVIT OF LEINS LIST	CK 9276 FOr \$1350,00	
CHECK FOR \$1200.00		
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SET SALE DATE AND ADV. DATES AND I	1357 4-26 Adu 5-8, 15, 22-02	
POST ALL DATES ON CALANDER	NUTLE AREAR PRETITING WRITE	
* SET SALE DATE AT LEAST 2 MOT * SET ADV. DATES 3 THURSDAYS I * SET POSTING DATE NO LATER TO	BEFORE SALE DATE TO RUN EVERT INON. 1100 BASS V	TIMES
SET DISTRIBUTION DATE		
* MUST BE FILED WITHIN 30 DAY. * MUST BE PAID 10 DAYS AFTER	S OF SALE (POSTED) IT HAS BEEN POSTED	
FILL IN ALL NO.'S ON EXECUTION PA	PERS	
TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES	
SERVICE	•	
TYPE CARDS FOR DEFENDANTS		
PUT PAPERS TOGETHER FOR DEFENDANT	25	
* COPY OF WRIT FOR EACH DEFEN * NOTICE OF SHERIFF SALE * COPY OF DESCRIPTION	IDANT .	
PUT TOGETHER PAPERS FOR LEIN HOLD *NOTICE OF SALE DIRECTED TO '	DERS	
	CERT. MAIL OR SENDERS RECEIPT	

SHERIFF'S SALE

WEDNESDAY MAY 29, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 2002 ED AND CIVIL WRIT NO. 438 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or lot of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (found) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan H. Lupini and at a common corner of lands now or formerly of Larry and Janet L. Lupini; THENCE along Lupini South 89 degrees 59 minutes 40 seconds East 314.58 feet to an iron pin (set) in line of land now or formerly of Charles O. Drumheller, et al; THENCE along Drumheller South 05 degrees 12 minutes 20 seconds East 996.62 feet to a stone (found) in line of lands now or formerly of David L. and Patsy Jean Waltman; THENCE along Waltman North 86 degrees 42 minutes 20 seconds West 316.80 feet to an iron pin (set) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan J. Lupini North 05 degrees 12 minutes 20 seconds West 978.37 feet to an iron pin (found), the place of beginning. CONTAINING 7.10 acres of land and further described as Lot A on the Lupini Subdivision, drafted by Thomas H. Parr, P.L.S., dated August 19, 1998 and revised October 7, 1998, approved by the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors on October 12, 1998.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 23-08-026-01 IMPROVED with a single family dwelling located at RR2 Box 2727, Mifflin Township, Columbia County, Pennsylvania, Tax parcel 23-08-026-01. Judgment filed to 438-CV of 2001.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney James T. Shoemaker, Esq. Suite 700, Citizens Bank Center Wilkes-Barre, PA 18701-1867 Sheriff of Columbia County Harry A. Roadarmel, Jr. www.sheriffofcolumbiacounty.com

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

MELLON BANK, N.A., now by assignment,	IN TI	HE COURT OF	F COMMON PLEAS
CITIZENS BANK OF PENNSYLVANIA	OF C	OLUMBIA CO	OUNTY, PENNSYLVANIA
Plaintiff			T
vs.	No	438-CV	Term 2001 J.D.
LARRY E. LUPINI and JANET L. LUPINI	No. <u>≠</u>	2002-ED =	<u> </u>
JAMES E. BOXAN	1	WRIT OF EXE	CUTION
Defendants	(MORTGAGE	FORECLOSURE)
Commonwealth of Pennsylvania:			
County of Columbia:			
TO THE SHERIFF OF COLUMBIA COUNT	Y, PEN	NSYLVANIA	.:
To satisfy the judgment, interest and coand sell the following described property (spec			
See attached Exhibit "A"			
Amount Due:			
Principal and Interest to 4/5/01		\$237,970.	.43
Interest from 4/5/01 to		\$	·
(per diem \$47.07)			
Attorney's fees		<u>\$47,594</u>	
Total		\$285,564	.51, plus interest
	4	Town	i B. Kline
		Prothonotary, (Court of Common Pleas of
		• •	nty, Pennsylvania
Dated 03/07/00			
(SEAL)		By: Eligh	ett a. Brever
		()	Deputy

No. 438-CV Term, 2001 J.D.	Term, 20 E.D.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
lo. 438	No.	1

MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK OF PENNSYLVANIA

VS.

LARRY E. LUPINI AND JANET L. LUPINI

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$ 237,970.43
Interest from 4/5/01
Execution Atty. Pd.
Judgment Fee
Sheriff
Atty's. Fee \$47,594.09
Atty's. Comm.

Hourigan, Kluger & Quinn, PC James T. Shoemaker, Esq. Attorney for Plaintiff(s) Address:700 Citizens Bank Center, Wilkes-Barre, PA 18701 Where papers may be served

DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (found) in line of lands now or formerly of Larry and Janet L. Lupini and Robert G. and Susan H. Lupini and at a common corner of lands now or formerly of Larry and Janet L. Lupini;

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CONTAINING 7.10 acres of land and further described as Lot A on the Lupini Subdivision, drafted by Thomas H. Parr, P.L.S., dated August 19, 1998 and revised October 7, 1998, approved by the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors on October 12, 1998.

TAX PARCEL NO. 23-08-026-01

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

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
VS.	No. 438-CV Term 2001 J.D.
LARRY E. LUPINI and JANET L. LUPINI Defendants	No. <u>JobJ-ED_J </u> Term 20_E.D. WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF COLUMBIA COUNT	Y, PENNSYLVANIA:
To satisfy the judgment, interest and cost and sell the following described property (specified attached Exhibit "A" Amount Due:	sts in the above matter you are directed to levy upon ifically described property below):
Principal and Interest to 4/5/01 Interest from 4/5/01 to (per diem \$47.07) Attorney's fees Total	\$237,970.43 \$ \$47,594.09 \$285,564.51, plus interest
Dated 3 6 n 02 (SEAL)	Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania By: Clipbeth G. Brennar Deputy

D.	E.D.	EAS
Term, 2001 J.D.	Term, 20	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
_ Term	Terr	E COURT OF COMMON POF COLUMBIA COUNTY
		RT OF
		E COU
No. 438-CV	:	IN TH
j Š	No.	

MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK OF PENNSYLVANIA

PENNSYLVANIA

vs.

LARRY E. LUPINI AND JANET L. LUPINI

WRIT OF EXECUTION

(Mortgage Foreclosure)

Hourigan, Kluger & Quinn, PC James T. Shoemaker, Esq. Attorney for Plaintiff(s) Address:700 Citizens Bank Center, Wilkes-Barre, PA 18701 Where papers may be served

DESCRIPTION

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TAX PARCEL NO. 23-08-026-01

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES SUITE SEVEN HUNDRED CITIZENS BANK CENTER WILKES-BARRE, PA 18701-1867 (570) 825-9401

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA Plaintiff IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

VS.

No. 438-CV Term 2001 J.D.

LARRY E. LUPINI and JANET L. LUPINI

No. 2002-ED-21 Term 20_E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Larry E. Lupini 38 Drumheller Lane Nescopeck, PA 18635 Janet L. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Your property located in the Township of Mifflin, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on <u>May 3°</u>, 2002, at <u>900 A</u>.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$285,564.51 (plus accrued interest) obtained by Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania, the amount of \$285,564.51 (plus accrued interest). You may call:

HOURIGAN, KLUGER & QUINN, P.C. 700 CITIZENS BANK CENTER 8 WEST MARKET STREET WILKES-BARRE, PA 18701-1867 TELEPHONE NO. (570) 825-9401

- 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 below to find out 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 the Sheriff of Columbia County at (570) 389-5622.
- 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 the Sheriff of Columbia County at (570) 389-5622.
- 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 (30) days from date of 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 (3O) days after date of sale.

7. You may also have other right 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 OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.
410 BICENTENNIAL BUILDING
15 PUBLIC SQUARE
WILKES-BARRE, PA 18701
(570) 825-8567

or

145 EAST BROAD STREET ROOM 108 HAZLETON, PA 18201 (570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5667

By:

HOURIGAN, KLUGER & QUINN, P.C.

James T. Shoemaker, Esquire

Attorney for Plaintiff

UR	N ADDRESS completed	on the reverse side?	SENDER:	
்		0 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	□ Complete items 1 en 4/or 2 for additional services. □ Complete items 3 and 4b.	I also wish to receive the fr ing services (for an
핅	OFFIC DEPT. PO BO HARR	Complete Items 1 Complete Items 2 Complete Items 2 Complete Items 2 Card to you, Attach this form t permit, The Return Rec delivered.	 Print your name a	exa fee):
Received By:	OFFIC DEPT. PO BO HARR	DER plete it tyour I to you I to you ch this f e 'Return Return /ered.	 Attach this form to the front of the mailpiece, or on the back if space does not permit. 	1. Addressee's Address
8	CE O COF OX 80 NISBI	Hems items items name u. s form n Rec	 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 	2. A Restricted Delivery
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<u>@</u>	FFICE OF F.A HPT, OF PUBI O BOX 8016 ARRISBURG,	end/o	0	1.
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HOURIGAN, KLUGER & OUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESOUIRE IDENTIFICATION NO. 63871

LAW OFFICES SUITE SEVEN HUNDRED CITIZENS BANK CENTER WILKES-BARRE, PA 18701-1867 (570) 825-9401

ATTORNEY FOR Plaintiff

MELLON BANK, N.A., now by assignment, CITIZENS BANK OF PENNSYLVANIA

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 438-CV Term 2001 J.D.

LARRY E. LUPINI and JANET L. LUPINI

No. $\frac{2002-ED}{2}$ Term 20 E.D.

Defendants

WRIT OF EXECUTION (MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129. 1

Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in the Township of Mifflin as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Larry E. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Janet L. Lupini 38 Drumhelfer Lane Nescopeck, PA 18635

Larry E. Lupini RR 2, Box 2727 Nescopeck, PA 18635

Janet L. Lupini RR 2, Box 2727 Nescopeck, PA 18635

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

Larry E. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Janet L. Lupini 38 Drumheller Lane Nescopeck, PA 18635

Larry E. Lupini RR 2, Box 2727 Nescopeck, PA 18635

Janet L. Lupini RR 2. Box 2727 Nescopeck, PA 18635