

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

BY: 
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

EXHIBIT "A"

MELLON BANK, N.A.
2 Mellon Bank Center
Pittsburgh, PA 15259,

Plaintiff

vs.

LARRY E. LUPINI and
JANET L. LUPINI,
RR2, Box 2727
Nescopeck, PA 18635,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 438-CV-2001

ASSIGNMENT OF JUDGMENT

FILED
PROTHONOTARY
2002 MAR -6 A 10:22
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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 use.

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 18th day of February

2002.

ATTEST:

MELLON BANK, N.A.

Patricia A. Ewing

BY: RF
ASST. 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 2nd day of February, 2002



JAMES T. Shoemaker, Esq.
Counsel for Mellon Bank, N.A.

ATTEST:

MELLON BANK, N.A.

BY: 

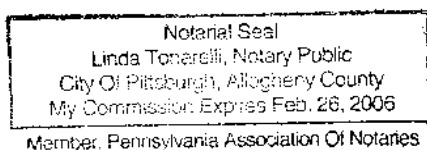
Asst. Vice President Robert R. French

RECORDED
03/20/2002 11:12:56 AM
BEVERLY J. MICHEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA
Inst No: 200202240

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Allegheny : SS:
:

On this, the 17th day of June, 2002, before me the undersigned officer,
personally appeared Robert R. Bowers, who acknowledged himself to be the Vice President of
MELLON BANK, N.A., and that as such officer, being authorized to do so, executed the foregoing
instrument for the purposes therein contained by signing the name of the corporation by himself as
Vice President

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Linda Tonerelli
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF : SS:
:

Recorded on this, the _____ day of _____, 2002, in the Recorder's Office of
the said County in Mortgage Book _____, Page _____.

Given under my hand and seal of the said office, the date above written.

Recorder

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)

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action, sets forth as of the date the Praecept 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
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Two Mellon Bank Center
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Citibank (South Dakota), N.A.
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P. O. Box 380
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Mifflin Township Tax Collector
East Fifth Street
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Columbia County
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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

BY: 

James T. Shoemaker, Esquire

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. 2002-ED-21 Term 20__ E.D.

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 sale 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

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.

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Wilkes-Barre, PA 18701
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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

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. 2002-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

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

LAW OFFICES
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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


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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;

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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

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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,

Citizens Bank of Pennsylvania

Plaintiff

vs.

Larry E. Lupini and Janet L. Lupini

Defendants

DEFENDANTS TO BE SERVED:

(1.) Larry E. Lupini

(2.) Janet L. Lupini

(3.) _____

(4.) _____

(5.) _____

(6.) _____

(7.) _____

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA.**

CIVIL DIVISION

ACTION TO BE SERVED

(Please specify)

Writ of Execution

Mortgage Foreclosure

No. 438-CV of 2001

WHERE TO SERVE DEFENDANTS

Post Property: RR2 Box 2727, Mifflin
Township, PA

38 Drumheller Lane, Nescopeck, PA

18635

38 Drumheller Lane Nescopeck, PA

18635

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

SERVICE

POSTING OF PROPERTY

ADVERTISING

SERVICE ATTEMPTS:

DATE: _____

DATE: _____

DATE: _____

DATE: _____

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

I HEREBY CERTIFY AND RETURN THAT ON _____ I
SERVED THE WITHIN _____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____
AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON _____ I
SERVED THE WITHIN _____ UPON THE
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BY HANDING TO _____
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_____ I

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_____ UPON THE

WITHIN NAMED DEFENDANT _____

BY HANDING TO _____

AT _____

COL. CO., PENNA., AND MAKING KNOWN

TO _____ THE CONTENTS

THEREOF.

DEPUTY SHERIFF

Attorney: James T. Shoemaker

Mellon Bank, N.A., now by assignment,

Citizens Bank of Pennsylvania

Plaintiff

vs.

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(2.) Janet L. Lupini

(3.) _____

(4.) _____

(5.) _____

(6.) _____

(7.) _____

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA.**

CIVIL DIVISION

ACTION TO BE SERVED

(Please specify)

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No. 438-CV of 2001

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18635

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SERVICE

POSTING OF PROPERTY

ADVERTISING

SERVICE ATTEMPTS:

DATE: _____

DATE: _____

DATE: _____

DATE: _____

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

I HEREBY CERTIFY AND RETURN THAT ON _____ I
SERVED THE WITHIN _____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____
AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

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TO _____ THE CONTENTS

THEREOF.

DEPUTY SHERIFF

Attorney: James T. Shoemaker

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, PA.
CIVIL DIVISION**

ACTION TO BE SERVED

(Please specify)

Writ of Execution

Mortgage Foreclosure

No. 438-CV of 2001

DEFENDANTS TO BE SERVED:

(1.) Larry E. Lupini

(2.) Janet L. Lupini

(3.) _____

(4.) _____

(5.) _____

(6.) _____

(7.) _____

WHERE TO SERVE DEFENDANTS

Post Property: RR2 Box 2727, Mifflin
Township, PA

38 Drumheller Lane, Nescopeck, PA

18635

38 Drumheller Lane Nescopeck, PA

18635

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

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Attorney: James T. Shoemaker

Mellon Bank, N.A., now by assignment,

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Mellon Bank, N.A., now by assignment,

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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

60-1/313

Hourigan, Kluger & Quinn, P.C.
ATTORNEYS-AT-LAW
700 MELLON BANK CENTER
8 W. MARKET STREET
WILKES-BARRE, PA 18701-1867

9276

[illegible]

DOLLARS

PAY		TO THE ORDER OF		CHECK NO.	AMOUNT
DATE					
2/4/02	Columbia Co Sheriff	9376	Deposit	1350 -	502-4430
					TRUST ACCOUNT

PNC BANK

PNL Bank, N.A.
Northwest, P.A. 0345

**TWO SIGNATURES REQUIRED TO
TRANSFER ONTO THE PAPER.**

TO TEST AUTHENTICITY OF THE CANYON BRAND, PLACE THE CHECK TAPE UP ON TOP OF ANY ORDINARY PIECE OF PAPER AND HOLD CANYON BRAND AREA WITH A CORNER. CANYON BRAND WILL TRANSFER ONTO THE PAPER.

009275" 1:03.13000121: 9230088150"

Date: 06/06/2002

Columbia County Court of Common Pleas

NO. 0004680

Time: 02:29 PM

Receipt

Page 1 of 1

Received of: Col Cty Shff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 339

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

60-57
313

No.

84922

DATE 5/29/02

PAY EXACTLY

AMOUNT

* * * * * SIX THOUSAND THREE HUNDRED FIFTY NINE DOLLARS & 55 CENTS
*****6,359.55

001664

TO THE
ORDER OF

SHERIFF - COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

CLIENT'S DISBURSEMENT ACCOUNT
VOID AFTER 90 DAYS

[Signature]

☐ 120313005751

303 234 011

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, 2002 0900

BID PRICE (INCLUDES COST) \$ 7558.38

POUNDAGE - 2% OF BID \$ 151.17

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7709.55

PURCHASER(S): Citizens Bank of Pennsylvania

ADDRESS: Two Mellon Center, Room AB-50, Pittsburgh, PA 15259-0001

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 7709.55

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 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 5-29-02 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00 13.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>12.00</u>	380.00
TOTAL *****		\$ <u>377.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>608.48</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>833.48</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>38.50 28.50</u>	
TOTAL *****		\$ <u>47.50 38.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>630.08</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 00 2001	\$ <u>556.32</u>	
TOTAL *****		\$ <u>6196.40</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC.	\$	
TOTAL *****		\$

TOTAL COSTS (OPENING BID) \$ 7558.38

HOURLIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD 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. CIARIMBOLI

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. KOWALSKI
RICHARD M. WILLIAMS
JENNIFER L. ROGERS LITZLI*
AMANDA V. WRIGHT-KLUGER

ANDREW HOURLIGAN, JR.

1948-1978

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: hkq@epix.net

Ext. 1126

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

NEW ADDRESS EFFECTIVE JUNE 6TH
Hourigan, Kluger, and Quinn P.C.
600 Third Avenue
Kingston, PA 18704
New Phone # (570)287-3000

May 30, 2002

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-HD-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.

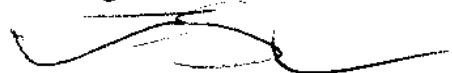
I am also enclosing for your files a file-stamped copy of the assignment of judgment from Mellon Bank, N.A. to Citizens Bank of Pennsylvania and a recorded copy of the assignment of mortgage from Mellon Bank, N.A. to Citizens Bank of Pennsylvania.

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:

sc: Eileen Thiry

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

MELLON BANK, N.A.

Docket # 21ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LARRY E. AND JANET L. LUPINI

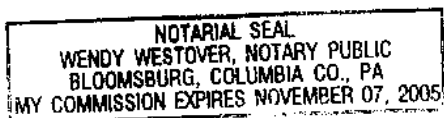
AFFIDAVIT OF SERVICE

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

Wendy Westover
NOTARY PUBLIC



Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

A. Maldonado
X
A. MALDONADO
DEPUTY SHERIFF

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

MELLON BANK, N.A.

Docket # 21ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

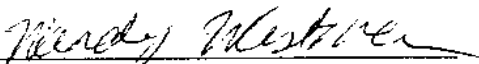
LARRY E. AND JANET L. LUPINI

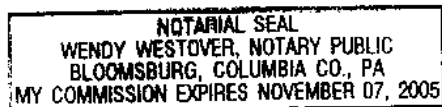
AFFIDAVIT OF SERVICE

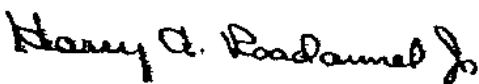
NOW, THIS THURSDAY, APRIL 04, 2002, AT 4:28 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JANET L. LUPINI AT 38
DRUMHELLER LANE, NESCOPECK BY HANDING TO LARRY LUPINI, HUSBAND, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

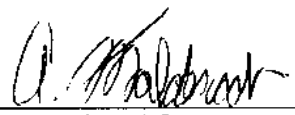
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 16, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
A. MALDONADO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 21ED2002

PLAINTIFF MELLON BANK, N.A.

DEFENDANT LARRY E. AND JANET L. LUPINI

PERSON/CORP TO SERVED	PAPERS TO SERVED
LARRY E. LUPINI	WRIT OF EXECUTION - MORTGAGE
38 DRUMHELLER LANE	FORECLOSURE
NESCOPECK	

SERVED UPON LARRY

RELATIONSHIP — IDENTIFICATION —

DATE 4-4-02 TIME 11:23 MILEAGE 16 - OTHER —

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

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

F. OTHER (SPECIFY) —

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>3-21</u>	<u>0950</u>	<u>PC</u>	<u>LC</u>

DEPUTY A. Tolson DATE 4-4-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 21ED2002

PLAINTIFF MELLON BANK, N.A.

DEFENDANT LARRY E. AND JANET L. LUPINI

PERSON/CORP TO SERVED
JANET L. LUPINI
38 DRUMHELLER LANE
NESCOPECK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LARRY

RELATIONSHIP Husband IDENTIFICATION _____

DATE 1-11-02 TIME 1628 MILEAGE 16.28 OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>3-21</u>	<u>0950</u>	<u>PC</u>	<u>LL</u>

DEPUTY O. Finkbeiner DATE 1-11-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 21ED2002

PLAINTIFF

MELLON BANK, N.A.

DEFENDANT

LARRY E. AND JANET L. LUPINI

waif. 2-9

PERSON/CORP TO SERVED
SUSAN NEVEL - TAX COLLECTOR
5TH ST.
MIFFLINVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Susan Nevel*

RELATIONSHIP *Tax Collector* IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>3-21</u>	<u>0940</u>	<u>TC</u>	<u>LL</u> <i>waif. 2-9</i>

DEPUTY

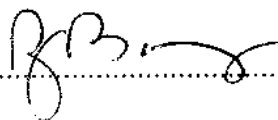
DATE

TCM

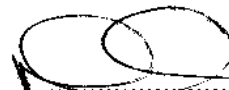
4-08-02

2 STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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 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.

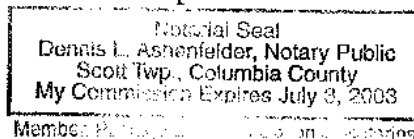
.....


Sworn and subscribed to before me this 22nd day of MAY, 2002

.....


(Notary Public)

My commission expires



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$600.48 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 9 - OF - 11 SERVICES
DOCKET # 21ED2002

PLAINTIFF

MELLON BANK, N.A.

DEFENDANT

LARRY E. AND JANET L. LUPINI

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dennis Long

RELATIONSHIP Director IDENTIFICATION _____

DATE 3-21-07 TIME 0815 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

TK

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 6 - OF - 11 SERVICES
DOCKET # 21ED2002

PLAINTIFF

MELLON BANK, N.A.

DEFENDANT

LARRY E. AND JANET L. LUPINI

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tec

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-21-02 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

TC DATE _____

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 3-8-02DOCKET AND INDEX 3-13-02SET FILE FOLDER UP 3-13-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION ☒COPY OF DESCRIPTION ☒WHEREABOUTS OF LAST KNOWN ADDRESS ☒

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 9WATCHMAN RELEASE FORM ☒AFFIDAVIT OF LEINS LIST ☒CHECK FOR \$1200.00 CK 9276 for \$1350.00

* 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 Sale May 29 2002 at 900 AMPOST ALL DATES ON CALANDER Post 4-26 Adv 5-8, 15, 22-02

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. 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 LEIN HOLDERS _____

*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

* DOCKET ALL DATES

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.

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 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.

Plaintiffs 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,
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. 2002-ED-2 / Term 20__ E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:


TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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>\$47,594.09</u>
Total.....	\$285,564.51, plus interest

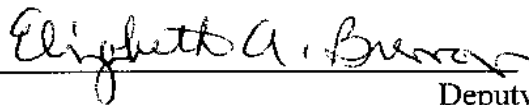

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated

03/07/02

(SEAL)

By:


Deputy

No. 438-CV Term, 2001 J.D.
No. Term, 20 E.D.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA

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

Costs

Execution Atty. Pd.

Judgment Fee

Sheriff

Atty's. Fee \$47,594.09

Atty's. Comm.

Satisfaction

Houhigan, 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;

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

EXHIBIT "A"

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

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. 2002-ED 21 Term 20__ E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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See attached Exhibit "A"

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Interest from 4/5/01 to _____ (per diem \$47.07)	\$ _____
Attorney's fees	<u>\$47,594.09</u>
Total.....	\$285,564.51, plus interest

Fanni B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated 3/07/02
(SEAL)

By: Elizabeth A. Brennan
Deputy

No. 438-CV Term, 2001 J.D.
No. Term, 20 E.D.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA

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 Costs

Execution Atty. Pd. _____

Judgment Fee _____

Sheriff _____

Atty's. Fee \$47,594.09

Atty's. Comm. _____

Satisfaction _____

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;

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

EXHIBIT "A"

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

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. 2002-ED-21 Term 20__ E.D.

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 May 29, 2002, at 9:00 A.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 (30) 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

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire
Attorney for Plaintiff

TURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		I also wish to receive the following services (for an extra fee): 21-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 70001670000089603801		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured	
7. Date of Delivery MAR 14 2007		8. Addressee's Address (Only if requested and fee is paid)	

TURN ADDRESS completed on the reverse side?

TURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241		I also wish to receive the following services (for an extra fee): 21-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 70001670000089603818		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured	
7. Date of Delivery MAR 14 2007		8. Addressee's Address (Only if requested and fee is paid)	

TURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG PA 17128-1230		I also wish to receive the following services (for an extra fee): 21-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 70001670000089603801		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured	
7. Date of Delivery MAR 14 2007		8. Addressee's Address (Only if requested and fee is paid)	

TURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
Citibank 7920 NW 110th St. Kansas City, MO 64153		I also wish to receive the following services (for an extra fee): 21-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 70001670000089603832		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured	
7. Date of Delivery MAR 14 2007		8. Addressee's Address (Only if requested and fee is paid)	

TURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
Citizens Bank of Pennsylvania PO Box 149 Pittsburgh, PA 15230-0149		I also wish to receive the following services (for an extra fee): 21-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 70001670000089603825		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured	
7. Date of Delivery MAR 14 2007		8. Addressee's Address (Only if requested and fee is paid)	

Receipt

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
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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)

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 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