

SHERIFF'S SALE COST SHEET

Critibank vs. planchino
 NO. 113-04 ED NO. 266-04 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>7.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>363.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1343.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1568.90</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2086.90
1350.00 Dep.
 Due 736.90

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR
CONCLUSIONS OF THE NATIONAL BUREAU OF STANDARDS
NBS MONITORING SYSTEM REPORT NO. 70-1000503-243002

LAW OFFICES OF MICHAEL G. OLEYAR, P.C.

Tel: (570) 455-6800

1261 North Church Street
Hazleton, Pennsylvania 18202

Fax (570) 455-6900

February 8, 2005

Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

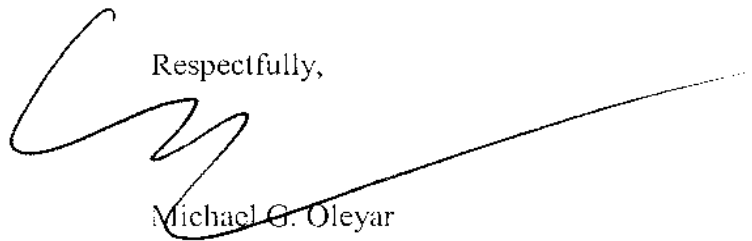
RE: MENDICINO, Frank
Chapter 13 Bankruptcy Case No: 5-05-50553
Date Filed: February 8, 2005
Citibank, NA vs. Frank Mendicino
Case No: 2004-CV-266

Dear Sheriff of Columbia County:

I have been retained by the above-named Debtor. A Chapter 13 Bankruptcy was filed on February 8, 2005, the case number is 5-05-50553. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for **February 9, 2005**, if held would be a direct violation of the Bankruptcy Code Title 11 U.S.C. §362. I would expect that the sheriff's sale will not occur in light of this formal bankruptcy notice.

Should you have questions or concerns, please contact me accordingly. With kind regards, I remain,

Respectfully,



Michael G. Oleyar
Attorney at Law

MGO/rlb

Enclosures

cc: Frank Mendicino
Terrence J. McCabe, Esquire

**United States Bankruptcy Court
Middle District of Pennsylvania**



Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/08/2005 at 5:45 PM and filed on 02/08/2005.

Frank G. Mendicino, Sr.
40 Pony Trail Drive
Bloomsburg, PA 17815
SSN: xxx-xx-1608

The case was filed by the debtor's attorney:

Michael G Oleyar
1261 North Church Street
Hazleton, PA 18202
570 455-6800

The case was assigned case number 05-50553.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Arlene Byers
Clerk, U.S. Bankruptcy Court**

FORM B1		United States Bankruptcy Court Middle District of Pennsylvania	Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): MENDICINO, FRANK G. Sr.		Name of Joint Debtor (Spouse) (Last, First, Middle):	
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names):	
Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all): xxx-xx-1608		Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all):	
Street Address of Debtor (No. & Street, City, State & Zip Code): 40 Pony Trail Drive Bloomsburg, PA 17815		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):	
County of Residence or of the Principal Place of Business: Columbia		County of Residence or of the Principal Place of Business:	
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):	
Location of Principal Assets of Business Debtor (if different from street address above):			
Information Regarding the Debtor (Check the Applicable Boxes)			
Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
Type of Debtor (Check all boxes that apply) <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other _____ <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank		Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13	
Nature of Debts (Check one box) <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business		Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.	
Chapter 11 Small Business (Check all boxes that apply) <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)			
Statistical/Administrative Information (Estimates only) <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.			THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors			
Estimated Assets			
Estimated Debts			

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

FORM B1, Page 2

MENDICINO, FRANK G. Sr.**Prior Bankruptcy Case Filed Within Last 6 Years** (If more than one, attach additional sheet)

Location

Where Filed: - None -

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:

- None -

Case Number:

Date Filed:

District:

Relationship:

Judge:

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Debtor **FRANK G. MENDICINO, Sr.**

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney

Signature of Attorney for Debtor(s)

Michael G. Oleyar, Esq. 78264

Printed Name of Attorney for Debtor(s)

Law Offices of Michael G. Oleyar, P.C.

Firm Name

**1261 North Church Street
Hazleton, PA 18202**

Address

570-455-6800 Fax: 570-455-6900

Telephone Number

Date

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)

☐ Exhibit A is attached and made a part of this petition.**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X

Signature of Attorney for Debtor(s)

Date

Michael G. Oleyar, Esq. 78264**Exhibit C**

Does the debtor own or have possession of any property that poses a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.☒ No**Signature of Non-Attorney Petition Preparer**

I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.

Printed Name of Bankruptcy Petition Preparer

Social Security Number (Required by 11 U.S.C. § 110(c).)

Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

X

Signature of Bankruptcy Petition Preparer

Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

McCABE, WEISBERG, & CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
123 S. Broad Street Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
	:	
FRANK MENDICINO	:	
	:	NUMBER 2004-CV-266

O R D E R

AND NOW, this day of , 2004,
upon consideration of Plaintiff's Motion to Adjourn the Sheriff's
Sale currently scheduled in the above-captioned matter for
December 8, 2004, it is hereby ORDERED that the Sheriff's Sale of
the property known as 40 Pony Trail Drive, Bloomsburg, PA 17815,
is adjourned to the February 9, 2005 sheriff's Sale. It is
FURTHER ORDERED that no additional advertising of said Sale is
necessary and no new notice to the parties previously set forth
in the Affidavit Pursuant to Pa.R.C.P. 3129 is required.

BY THE COURT:

J.

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Novlett Smith

From: Sheriff Timothy T. Chamberlain

Fax:

Date: February 9, 2005

Phone:

Pages: 2

Re: Mendicino

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received the stay of this foreclosure and am attaching a cost sheet showing a balance due of \$736.90.

facsimile
TRANSMITTAL

to: Timothy Chamberlain/Columbia County Sheriff's Office
fax #: 570-389-5625
re: *Citibank, N.A., as Trustee vs. Frank Mendicino*
C.C.P., Columbia County; Number 2004-CV-266
Premises: 40 Pony Trail Drive, Bloomsburg, PA 17815
Date of Sheriff's Sale: February 9, 2005 at 10:00 a.m.
date February 9, 2005
pages: 2

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

NOVLETT A. SMITH
LEGAL ASSISTANT
McCABE, WEISBERG & CONWAY, P.C.
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109

215-790-1010
Fax: 215-790-1274

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

TERRENCE J. McCABE

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 303
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

February 9, 2005

Sheriff's Office
Columbia County
Attn: Timothy Chamberlain

Re: *Citibank, N.A., as Trustee vs. Frank Mendicino*
C.C.P., Columbia County; Number 2004-CV-266
Premises: 40 Pony Trail Drive, Bloomsburg, PA 17815
Date of Sheriff's Sale: February 9, 2005 at 10:00 a.m.


Dear Sheriff Chamberlain:

As you know, the above-captioned property is currently listed for the **FEBRUARY 9, 2005** Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. Defendant filed a Chapter 13 BK on February 8, 2005 in the Middle District of PA., bk# 05-50353.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,



Novlett A. Smith
Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

Citibank, N.A. vs. Frank Merdino
 NO. 113-04 ED NO. 266-04 JD DATE/TIME OF SALE 2-9-05 / 10 30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>216.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>7.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>448.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1343.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1568.90</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	<u>Ref</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 2223.40

LAW OFFICES OF MICHAEL G. OLEYAR, P.C.

Tel: (570) 455-6800

1261 North Church Street
Hazleton, Pennsylvania 18202

Fax (570) 455-6900

February 8, 2005

Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

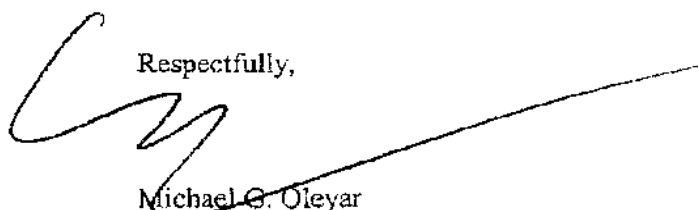
RE: MENDICINO, Frank
Chapter 13 Bankruptcy Case No: 5-05-50553
Date Filed: February 8, 2005
Citibank, NA vs. Frank Mendicino
Case No: 2004-CV-266

Dear Sheriff of Columbia County:

I have been retained by the above-named Debtor. A Chapter 13 Bankruptcy was filed on February 8, 2005, the case number is 5-05-50553. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for February 9, 2005, if held would be a direct violation of the Bankruptcy Code Title 11 U.S.C. §362. I would expect that the sheriff's sale will not occur in light of this formal bankruptcy notice.

Should you have questions or concerns, please contact me accordingly. With kind regards, I remain,

Respectfully,



Michael G. Oleyar
Attorney at Law

MGO/rfb

Enclosures

cc: Frank Mendicino
Terrence J. McCabe, Esquire

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/08/2005 at 5:45 PM and filed on 02/08/2005.

Frank G. Mendicino, Sr.
40 Pony Trail Drive
Bloomsburg, PA 17815
SSN: xxx-xx-1608



The case was filed by the debtor's attorney:

Michael G Oleyar
1261 North Church Street
Hazleton, PA 18202
570 455-6800

The case was assigned case number 05-50553.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosen U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene Byers
Clerk, U.S. Bankruptcy Court

(Official Form 1) (12/03)

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): MENDICINO, FRANK G. Sr.	
FORM B1, Page 2			
Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)			
Location Where Filed: - None -	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -	Case Number:	Date Filed:	
District:	Relationship:	Judge:	

Signatures	
<p>Signature(s) of Debtor(s) (Individual/Joint)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. (If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7) I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X <u><i>Frank G. Mendicino</i></u> Signature of Debtor FRANK G. MENDICINO, Sr.</p> <p>X _____ Signature of Joint Debtor</p> <p>Telephone Number (If not represented by attorney) <u>2/8/05</u></p> <p>Date <u>2/8/05</u></p> <p>X <u><i>Michael G. Oleyar</i></u> Signature of Attorney</p> <p>Signature of Attorney for Debtor(s) Michael G. Oleyar, Esq. 78264</p> <p>Printed Name of Attorney for Debtor(s) Law Offices of Michael G. Oleyar, P.C.</p> <p>Firm Name 1261 North Church Street Hazleton, PA 18202</p> <p>Address 570-455-6800 Fax: 570-455-6900</p> <p>Telephone Number <u>2/8/05</u></p> <p>Date</p>	<p>Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p> <p>Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.</p> <p>X <u><i>Michael G. Oleyar</i></u> <u>2/8/05</u> Signature of Attorney for Debtor(s) Date Michael G. Oleyar, Esq. 78264</p> <p>Exhibit C Does the debtor own or have possession of any property that poses a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No</p> <p>Signature of Non-Attorney Petition Preparer I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.</p> <p>Printed Name of Bankruptcy Petition Preparer _____</p> <p>Social Security Number (Required by 11 U.S.C. § 110(c).) _____</p> <p>Address _____</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document: _____</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p>X _____ Signature of Bankruptcy Petition Preparer</p> <p>_____ Date</p> <p>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.</p>

<p>Signature of Debtor (Corporation/Partnership)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Authorized Individual</p> <p>_____ Printed Name of Authorized Individual</p> <p>_____ Title of Authorized Individual</p> <p>_____ Date</p>	<p>_____ Signature of Bankruptcy Petition Preparer</p> <p>_____ Date</p> <p>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.</p>
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McCABE, WEISBERG, & CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
123 S. Broad Street Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE

v.

FRANK MENDICINO

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2004-CV-266

O R D E R

AND NOW, this day of , 2004,
upon consideration of Plaintiff's Motion to Adjourn the Sheriff's
Sale currently scheduled in the above-captioned matter for
December 8, 2004, it is hereby ORDERED that the Sheriff's Sale of
the property known as 40 Pony Trail Drive, Bloomsburg, PA 17815,
is adjourned to the February 9, 2005 sheriff's Sale. It is
FURTHER ORDERED that no additional advertising of said Sale is
necessary and no new notice to the parties previously set forth
in the Affidavit Pursuant to Pa.R.C.P. 3129 is required.

BY THE COURT:

J.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank, NA vs Frank Mendicino

NO. 113-04 ED NO. 266-04 JD

DATE/TIME OF SALE: 2-9-05 1030

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

MCCABE, WEISBERG, & CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
123 S. Broad Street Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
	:	
	:	
FRANK MENDICINO	:	
	:	NUMBER 2004-CV-266

O R D E R

AND NOW, this *7th* day of *December*, 2004,
upon consideration of Plaintiff's Motion to Adjourn the Sheriff's
Sale currently scheduled in the above-captioned matter for
December 8, 2004, it is hereby ORDERED that the Sheriff's Sale of
the property known as 40 Pony Trail Drive, Bloomsburg, PA 17815,
is adjourned to the February 9, 2005 sheriff's Sale. It is
FURTHER ORDERED that no additional advertising of said Sale is
necessary and no new notice to the parties previously set forth
in the Affidavit Pursuant to Pa.R.C.P. 3129 is required.

BY THE COURT:

1st Thomas A. James Jr.
J.

2004 DEC -7 P 2:40

FILED
PHOTOGRAPH

MCCABE, WEISBERG, & CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
123 S. Broad Street Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
	:	
FRANK MENDICINO	:	
	:	
	:	NUMBER 2004-CV-266

MOTION TO ADJOURN SHERIFF'S SALE

Plaintiff, Citibank N.A. as Trustee, by and through its attorney, Terrence J. McCabe, Esquire, moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for December 8, 2004 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 40 Pony Trail Drive, Bloomsburg, PA 17815 for the September 22, 2004 Sheriff's Sale.

2. Plaintiff requested the Sale of September 22, 2004 be postponed until the December 8, 2004 sale due to a possible resolution with the defendant.


3. Plaintiff is now requesting the December 8, 2004 be postponed until the February 9, 2005 sheriff sale as plaintiff and defendant are still pending a resolution of the debt.

FILED
2004 DEC -7 P 2:40

5. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.

6. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 40 Pony Trail Drive, Bloomsburg, PA 17815, to the February 9, 2005 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for December 8, 2004.


TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

MCCABE, WEISBERG, & CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
123 S. Broad Street Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE

COLUMBIA COUNTY
COURT OF COMMON PLEAS

v.

FRANK MENDICINO

NUMBER 2004-CV-266

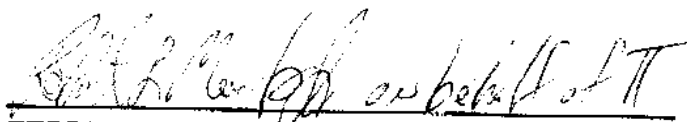
MEMORANDUM OF LAW

Plaintiff requested that the Sheriff Sale originally scheduled for September 22, 2004 be continued to the December 8, 2004 Sheriff's Sale.

Plaintiff at this time requests that the Sheriff Sale set for December 8, 2004 be adjourned to February 9, 2005 in order to allow additional time for possible resolution of debt.

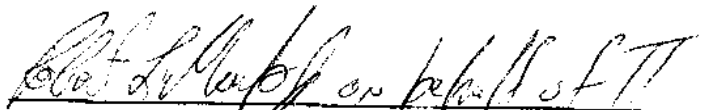
Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known 40 Pony Trail Drive, Bloomsburg, PA 17815 be adjourned to the February 9, 2005 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for December 8, 2004


TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

VERIFICATION

The undersigned, TERRENCE J. MCCABE, ESQUIRE, hereby certifies that he is the attorney for the Plaintiff in the within action and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.


TERRENCE J. MCCABE, ESQUIRE

MCCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

CITIBANK, N.A. AS TRUSTEE	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
	:	
FRANK MENDICINO	:	
	:	NUMBER 2004-CV 266

CERTIFICATION OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff,
hereby certify that I served a true and correct copy of the
foregoing Motion to Adjourn the Sheriff Sale, by United States
Mail, first class, postage prepaid, on the 7th day of December,
2004, upon the following:

Frank Mendicino
40 Pony Trail Drive
Bloomsburg, PA 17815


TERRENCE J. MCCABE, ESQUIRE

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

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*†
MONICA G. CHRISTIE-†
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT**
BETH L. THOMAS
LAURENCE R. CHASHIN*
SVEN E. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLE*
CATANIA TRIGO*

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA & NJ
† Licensed in PA, NJ & NY
† Licensed in NY & CT
† Licensed in NY
† Managing Attorney for NJ
† Managing Attorney for NY

September 20, 2004

Via Facsimile

Sheriff of Columbia County
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

*Re: Citibank, N.A., as Trustee vs. Frank Mendicino
C.C.P., Columbia County; Number 2004-CV-266
Premises: 40 Pony Trail Drive, Bloomsburg, PA 17815
Date of Sheriff's Sale: September 22, 2004 at 9:00 a.m.*

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the September 22, 2004 Sheriff's Sale. I am requesting at this time that you postpone this matter for 90 days as the defendants are attempting to work out a forbearance agreement with the plaintiff.

Kindly fax us back the new sale date for this matter at your earliest opportunity.

Thank you for your cooperation.

Very truly yours,

Terrence J. McCabe
TERRENCE J. McCABE

TJM/cj

SHERIFF'S OFFICE-RECEIVED BY:

Terrence J. McCabe
SIGNATURE

Dec. 8, 2004 1030
NEW SALE DATE

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, 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 September 1, 8, 15, 2004 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.

Paul R. Eyerly, IV

Sworn and subscribed to before me this 17th day of September 2004.

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires July 3, 2007
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*†
FRANK DUBIN
MONICA G. CHRISTIE ++
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NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
** Licensed in PA & NY
*+ Licensed in PA & NM
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
+ Managing Attorney for NY

AUGUST 20, 2004

PROTHONOTARY'S OFFICE
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: CITIBANK, N.A., AS TRUSTEE
V.
FRANK MENDICINO

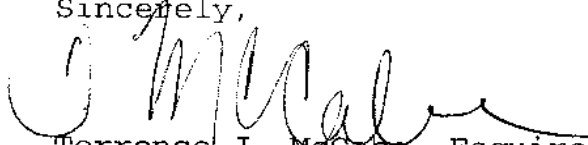
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 40 PONY TRAIN DRIVE, BLOOMSBURGH, PA 17815

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided. Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, P.C.

TJM/nh

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AFFIDAVIT OF SERVICE

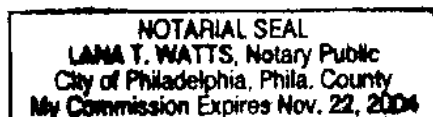
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 20TH DAY OF AUGUST, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF AUGUST, 2004.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 40 Pony Train Drive, Bloomsburg, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

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

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

Chase Manhattan Mtg. Corp,
343 Thornall Street, Edison, NJ 08837

Citibank, NA., as Trustee
10890 Rancho Bernardo Road, San Diego, CA 92127

Salvatore Salamone and Vincenza Salamone,
3 Window Lane, Bloomsburg, PA 17815

Denise Yannone, 2555 Old Berwick Road , Bloomsburg, Pa 17815

EXHIBIT "A"

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

Name

Address

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

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:

Name

Address

Tenant(s)/Occupant(s)

40 Pony Train Drive,
Bloomsburgh, PA 17815

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,
P.O. Box 2675,
Harrisburg, PA 17105.

Internal Revenue Service

Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

August 20, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

DATE: August 5, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Frank Mendicino

PROPERTY: 40 Pony Train Drive, Bloomsburgh, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on SEPTEMBER 22, 2004 at 9:00 A.M. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT "B"

MCCABE, WEISBERG & CO.
123 SOUTH BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

- Check type of mail or service:
- ☐ Certified
 - ☐ COD
 - ☐ Delivery Confirmation
 - ☐ Express Mail
 - ☐ Insured
 - ☐ Recorded Delivery (International)
 - ☐ Registered
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation

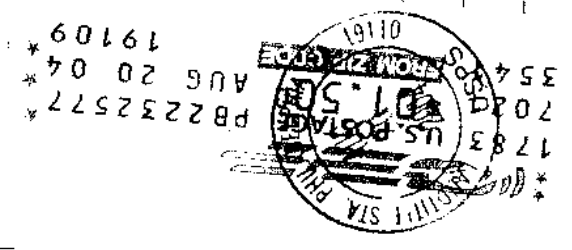
Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1													
2	HFC v. Wingemroth	City of Lancaster 120 North Duke Street P.O. Box 1599 Lancaster, Pa 17608-1599											
3													
4													
5	HFC v. Wissing, T	Lancaster Area Sewer Authority 130 Centerville Road Lancaster, Pa 17602											
6													
7													
8													
9	HFC v. Force, J	Denise Yannon 2555 Old Berwick Road Bloomsburg, Pa 17815											
10													
11													
12	Deutsche v. Bonner, M & J	Citifinancial 7467 New Ridge Road Hanover, MD 21076											
13													
14													
15													
To: Number of Pieces		Total Number of Pieces Received at Post Office		Postmaster, For (Name of receiving employee)		The full declaration of value is required on all domestic and international registered items. Reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged, in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual for coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.							

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT "B"



McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GAIRO
 RITA C. BUSCHER*†
 FRANK DUBIN
 MONICA G. CHRISTIE +†
 BRENDA L. BROGDON*
 BETH L. THOMAS
 SEAN GARRETT**+
 JULIE M. FIORELLO^
 SVEN E. PFAHLERT*
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 FAX (856) 858-7020

SUITE 205
 53 WEST 36TH STREET
 NEW YORK, NY 10018
 (917) 351-1188
 FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
 ** Licensed in PA & NY
 + Licensed in PA & NM
 *** Licensed in PA, NJ & NY
 † Licensed in NY & CT
 ^ Licensed in NY
 ‡ Managing Attorney for NJ
 + Managing Attorney for NY

AUGUST 4, 2004

PROTHONOTARY'S OFFICE
 COLUMBIA COUNTY COURTHOUSE
 MAIN STREET
 P.O. BOX 380
 BLOOMSBURG, PA 17815

RE: CITIBANK, N.A., AS TRUSTEE
 V.
 FRANK MENDICINO

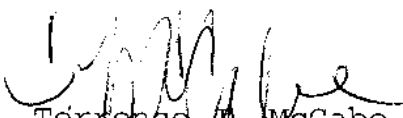
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004
 ACTION IN MORTGAGE FORECLOSURE
 PREMISES: 40 PONY TRAIN DRIVE, BLOOMSBURGH, PA 17815

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided. Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,



Terrence J. McCabe, Esquire
 McCabe, Weisberg and Conway, P.C.

TJM/nh

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG, AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

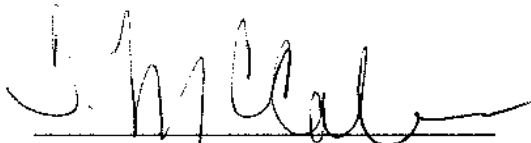
(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AFFIDAVIT OF SERVICE

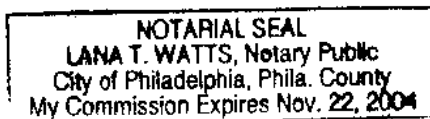
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 5th DAY OF AUGUST, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 5th DAY
OF AUGUST, 2004.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 40 Pony Train Drive, Bloomsburg, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

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

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

Chase Manhattan Mtg. Corp,
343 Thornall Street, Edison, NJ 08837

Citibank, NA., as Trustee
10890 Rancho Bernardo Road, San Diego, CA 92127

Salvatore Salamone and Vincenza Salamone,
3 Window Lane, Bloomsburg, PA 17815

EXHIBIT "A"

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

Name

Address

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

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:

Name

Address

Tenant(s)/Occupant(s)

40 Pony Train Drive,
Bloomsburgh, PA 17815

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,
P.O. Box 2675,
Harrisburg, PA 17105.

Internal Revenue Service

Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

August 5, 2004

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

DATE: August 5, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Frank Mendicino

PROPERTY: 40 Pony Train Drive, Bloomsburgh, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on SEPTEMBER 22, 2004 at 9:00 A.M. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT "B"

Name and Address of Sender

MCCABE, WEISBERG AND CONWAY, P.C.

**FIRST UNION BUILDING
123 SOUTH BROAD STREET
SUITE 2080**

PHILADELPHIA, PA 19109

Article Number

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Affix Stamp Here

(If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt

Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
-----	-----------------	----------------------------	---------------	-------------------	--------	--------	--------	--------	--------

1. Citibank v. Mendicino

Frank Mendicino
40 Pony Train Drive
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
40 Pony Train Drive
Bloomsburg, PA 17815

2.

Chase Manhattan Mtg. Corp.
343 Thornall Street
Edison, NJ 08837

3.

Citibank, N.A., as Trustee
10890 Rancho Bernardo Road
San Diego, CA 92127

4.

Vincenza Salamone,
3 Window Lane
Bloomsburg, PA 17815

5.

Salvatore Salamone
3 Window Lane
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Internal Revenue Service
Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

EXHIBIT "B"

Commonwealth of PA, Department of Revenue
Bureau of Compliance, Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

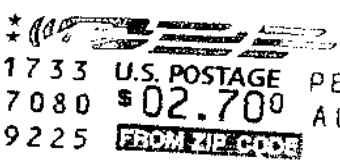
Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt



Pieces

Postmaster, Per (Name of receiving employee)

Discover Bank
148 Allendale Rd Ste 306
King of Prussia Pa 19406

See Privacy Act Statement on Reverse

PS Form

Complete by Typewriter, Ink, or Ball Point Pen

TAX NOTICE 2004 SCHOOL REAL ESTATE		DATE 07/01/2004		BILL# 000664	
HEMLOCK TWP		ASSESSMENT		RATE	
CASH CHECKS PAYABLE TO:		1687.10		32.300	
DENISE D. OTTAVIANI		1721.53		1893.68	
116 FROSTY VALLEY ROAD		1893.68		1893.68	
BLOOMSBURG, PA 17815		1893.68		1893.68	
HOURS JULY & AUG TUE & THUR 1-6PM		PAY THIS AMOUNT		IF PAID ON OR BEFORE	
SEPT & OCT TUE & THUR 3-6PM		1687.10		1721.53	
AFTER OCT 31 BY APPT ONLY		1893.68		1893.68	
PHONE 570-784-9310		1893.68		1893.68	

PAID
AUG 18 2004
TAX COLLECTOR

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	15113
PARCEL 18 07 00406000		THIS TAX RETL	
40 PONY TRAIL DR	20021-2462	TO COURT HOUSE	
		JANUARY 1, 2005	

15th Ann Tax

his Tax Now has
been paid!

ent



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

Wednesday, June 30, 2004

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**CITIBANK, N.A. TRUSTEE
VS
FRANK MENDICINO**

DOCKET # 113ED2004

JD # 266JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	2004-ED-113 COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

Your house (real estate) at 40 Pony Train Drive, Bloomsburgh, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on September 22, 2004 at 9 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$174,287.78 obtained by Citibank, N.A., as Trustee against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Citibank, N.A., as Trustee the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

TIMOTHY T. CHAMBERLAIN



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.

CITIBANK, N.A..

VS.

FRANK MENDICINO

WRIT OF EXECUTION #113 OF 2004 ED

POSTING OF PROPERTY

AUGUST 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FRANK MENDICINO AT 40 PONY TRAIL DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF AUGUST 2004

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



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIBANK, N.A. TRUSTEE

Docket # 113ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

FRANK MENDICINO

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JUNE 30, 2004, AT 2:25 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON FRANK MENDICINO AT 40 PONY TRAIL DRIVE, BLOOMSBURG BY HANDING TO FRANCESCA PUGLIESE, GIRLFRIEND, 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 THURSDAY, JULY 01, 2004


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI

116 FROSTY VALLEY ROAD

BLOOMSBURG, PA 17815

DESCRIPTION	ASSESSMENT	TE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	53298	52.300	1687.10	1721.53	1893.68
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT	1687.10	1721.53	1893.68
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

HOURS JULY & AUG TUE & THUR 1-6PM
SEPT & OCT TUE & THUR 3-6PM
AFTER OCT 31 BY APPT ONLY
PHONE 570-784-9310

SCHOOL PENALTY AT 10%

M
A
I
L

T
O

MENDICINO FRANK
40 PONY TRAIL DRIVE
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 07 00406000	15113
40 PONY TRAIL DR	939.00
20021-2462	52359.00
13.59 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2005

Copy 1

NAME & ADDRESS CORRECTION REQUESTED

1st Ann Tax

Tax Due



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

Wednesday, June 30, 2004

DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-

CITIBANK, N.A. TRUSTEE
VS
FRANK MENDICINO

DOCKET # 113ED2004

JD # 266JD2004

Dear Sir:

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

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

Respectfully,

A handwritten signature in cursive script that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

2004-ED-113

Citibank, N.A., as Trustee

V.

Frank Mendicino

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2004-CV-266

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

Your house (real estate) at 40 Pony Train Drive, Bloomsburgh, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on September 22, 2004 at 9 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$174,287.78 obtained by Citibank, N.A., as Trustee against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Citibank, N.A., as Trustee the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/29/2004

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE

DEFENDANT FRANK MENDICINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
FRANK MENDICINO	WRIT OF EXECUTION - MORTGAGE
40 PONY TRAIL DRIVE	FORECLOSURE
BLOOMSBURG	

SERVED UPON FRANCISCA Pugliese

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 6-30-4 TIME 1425 MILEAGE _____ OTHER _____

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

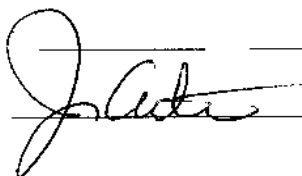
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 6-30-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/29/2004

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE
DEFENDANT FRANK MENDICINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
SALVATORE AND VINCENZA SALAMONE	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
3 WINDOW LANE - Willow Ln. BLOOMSBURG	

SERVED UPON _____

RELATIONSHIP _____ 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) 174 LESSAY AVE NEW ART
COAST CAL 92657-1017

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>7-23-04</u>	<u>15.35</u>	<u>ARTER</u>	<u>Empty house</u>

DEPUTY J. Carter DATE 8-9-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/29/2004

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE

DEFENDANT FRANK MENDICINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
116 FROSTY VALLEY ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED ON Door of TAX Office

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-30-4 TIME 1425 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) _____

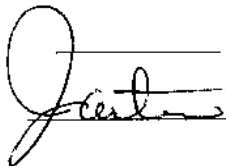
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-30-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/29/2004

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE

DEFENDANT FRANK MENDICINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	WRIT OF EXECUTION - MORTGAGE
FIREHALL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Kelley Kester

RELATIONSHIP Sect IDENTIFICATION _____

DATE 6-30-04 TIME 1445 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

J. Carter

DATE 6-30-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/29/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE

DEFENDANT FRANK MENDICINO

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-30-04 TIME 1400 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

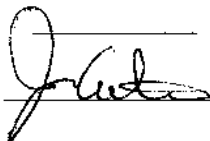
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-30-04

Commonwealth of PA
Dept. 281230
Harrisburg, PA 17128

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 01 2004*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7003 0500 0001 9055 AB27
(Transfer from service label)
S Form 3811, August 2001 Domestic Return Receipt 102595-0*

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 01 2004*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7003 0500 0001 9055 AB03
(Transfer from service label)
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Citibank, NA as Trustee
10890 Rancho Bernardo Road
San Diego, CA 92127

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 01 2004*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7003 0500 0001 9055 AB80
(Transfer from service label)
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 01 2004*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

1. Article Addressed to:

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

3. Print your name and address on the reverse so that we can return the card to you.

4. Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 01 2004*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

Chase Manhattan Mort. Corp.
343 Thornall Street
Edison, NJ 08837

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Salvatore & Vincenza Salamone
174 Lessav
New Port, CA 92657

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1511

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-05

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Guadalupe Lopez* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8641

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Somers* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Geoffrey Hawkins* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8634

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*‡
MONICA G. CHRISTIE +†
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*+
JULIE M. FIORELLO^
BETH L. THOMAS
LAURENCE R. CHASHIN*
SVEN E. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLE^

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
** Licensed in PA & NY
*+ Licensed in PA & NM
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
+ Managing Attorney for NY

June 17, 2004

Sheriff's Office
Columbia County Courthouse
Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: Citibank, N.A., as Trustee
v. Frank Mendicino
Columbia County Court of Common Pleas Number 2004-CV-266

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE, Esquire

TJM/kcl

Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	<i>2004-ED-113</i> COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

Your house (real estate) at 40 Pony Train Drive, Bloomsburgh, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on September 22, 2004 at 9 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$174,287.78 obtained by Citibank, N.A., as Trustee against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Citibank, N.A., as Trustee the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.**

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/29/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 113ED2004

PLAINTIFF CITIBANK, N.A. TRUSTEE

DEFENDANT FRANK MENDICINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Reuben Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-30-04 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

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

DEPUTY

J. C. C.

DATE 6-30-04

REAL ESTATE OUTLINE

ED # 113-04

DATE RECEIVED 6-29-04
DOCKET AND INDEX 6-30-04
SET FILE FOLDER UP 6-30-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 17322

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

SALE DATE Sept. 22, 04 TIME 0900
POSTING DATE Aug. 19
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 1
2ND WEEK 8
3RD WEEK 15, 04

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2004 ED AND CIVIL WRIT NO. 266 OF 2004 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 and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in a hedgerow on the northern edge of a 50-foot right-of-way; said iron pin also being the southwest corner of lands now or late of Frederick B. Vietig and the southeast corner of lands herein described; **THENCE** by other lands of Robert C. and Diana M. Beishline, North 81 degrees 42 minutes 11 seconds West, 803.06 feet to an iron pin; **THENCE** by lands now or late of Douglas and Peter Kuziak, North 8 degrees 39 minutes 08 seconds East, 736.97 feet to a stone corner; **THENCE** by the same, South 81 degrees 42 minutes 11 seconds East, 803.06 feet to an iron pin; **THENCE** by lands now or late of Frederick B. Vietig, South 8 degrees 39 minutes 08 seconds West, 736.97 feet to the place of **BEGINNING**. CONTAINING 13.586 acres of land. Description prepared in accordance with survey prepared by L. Wayne Laidacker, PLS, dated 6/28/90 and last revised 8/23/90.

UNDER AND SUBJECT to the right of way as affecting the aforescribed premises as said right-of-way is from Glenn S. and Genevieve M. Seely to Pennsylvania Power and Light Company dated October 12, 1970 and recorded in Columbia County Miscellaneous Book 46 page 241.

The aforescribed premises being a current survey and intending to convey the premises designated as Tract No. 2 of the said Deed of conveyance from Seely to Beishline.

TOGETHER with a perpetual right-of-way and easement extending from the westerly right-of-way line of Township Route No. 346 (Pony Trail Drive) in a westerly direction along the northerly line of the other lands of Robert Carl Beishline and Diana M. Beishline to the southerly line of the premises aforescribed, said right-of-way to be a uniform width of fifty feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South eight-one degrees forty-two minutes eleven seconds West, 577.64 feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully described on survey plot plan prepared by L. Wayne Laidacker dated June 28, 1990, as hereinabove referred to. Said right-of-way to be in common with Robert Carl Beishline and Diana M. Beishline, their heirs and assigns, and the Grantees herein, their heirs and assigns, for the permanent, perpetual ingress, egress, and regress from the southerly line of the premises hereinbefore described to Township Route No.346.

UNDER AND SUBJECT TO THE FOLLOWING:

1. This lot is restricted to a single-unit residential dwelling, attached or detached garage and accessory buildings. The exterior exposed walls at the front, side and back of any buildings shall consist of brick, stone, aluminum or vinyl siding or frame weatherboard construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission or the Hemlock Township Board of Supervisors.
2. There shall be no mobile home, mobile-type or temporary homes erected on said premises and all construction of homes and garages shall be of a permanent type.
3. That no excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the necessary excavation for the purpose of constructing and grading the premises for a residential dwelling house. All grading and landscaping with respect to said premises shall give due regard to the reasonable drainage of water.
4. That the premises shall not be used for the storage or accumulation of garbage, refuse, junk, more than one (1) disabled vehicle and any other unsightly or unsanitary accumulation.
5. That upon the erection of a dwelling house upon the premises a sewage disposal system shall be installed which shall be in conform with the rules and regulations of the Pennsylvania Department of Environmental Resources and of Hemlock Township. No drainfield shall extend closer than ten (10) feet to any boundaries of the lot.
6. Water will be obtained on-site by means of individual wells.

7. That no signs, posters, billboards or advertising of any kind shall be permitted to be erected upon the premises with the exception of the placement on a temporary basis of a "For Rent" or "For Sale" sign of not more than six (6) square feet in area.

TOGETHER with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

Commonly known as 40 Pony Trail Drive, Bloomsburg, PA 17815 Parcel ID#: 18-07-004-06

Title is vested in: Frank Mendicino by deed from James D. Aucker and Brenda M. Aucker, h/w dated 09/20/2002 and recorded on 10/23/2002 Instrument No. 200212462.

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.

Plaintiff's Attorney
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2004 ED AND CIVIL WRIT NO. 266 OF 2004 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:

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2. There shall be no mobile home, mobile-type or temporary homes erected on said premises and all construction of homes and garages shall be of a permanent type.
3. That no excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the necessary excavation for the purpose of constructing and grading the premises for a residential dwelling house. All grading and landscaping with respect to said premises shall give due regard to the reasonable drainage of water.
4. That the premises shall not be used for the storage or accumulation of garbage, refuse, junk, more than one (1) disabled vehicle and any other unsightly or unsanitary accumulation.
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Plaintiff's Attorney
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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TOGETHER with a perpetual right-of-way and easement extending from the westerly right-of-way line of Township Route No. 346 (Pony Trail Drive) in a westerly direction along the northerly line of the other lands of Robert Carl Beishline and Diana M. Beishline to the southerly line of the premises aforescribed, said right-of-way to be a uniform width of fifty feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South eight-one degrees forty-two minutes eleven seconds West, 577.64 feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully described on survey plot plan prepared by L. Wayne Laidacker dated June 28, 1990, as hereinabove referred to. Said right-of-way to be in common with Robert Carl Beishline and Diana M. Beishline, their heirs and assigns, and the Grantees herein, their heirs and assigns, for the permanent, perpetual ingress, egress, and regress from the southerly line of the premises hereinbefore described to Township Route No.346.

UNDER AND SUBJECT TO THE FOLLOWING:

1. This lot is restricted to a single-unit residential dwelling, attached or detached garage and accessory buildings. The exterior exposed walls at the front, side and back of any buildings shall consist of brick, stone, aluminum or vinyl siding or frame weatherboard construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission or the Hemlock Township Board of Supervisors.
2. There shall be no mobile home, mobile-type or temporary homes erected on said premises and all construction of homes and garages shall be of a permanent type.
3. That no excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the necessary excavation for the purpose of constructing and grading the premises for a residential dwelling house. All grading and landscaping with respect to said premises shall give due regard to the reasonable drainage of water.
4. That the premises shall not be used for the storage or accumulation of garbage, refuse, junk, more than one (1) disabled vehicle and any other unsightly or unsanitary accumulation.
5. That upon the erection of a dwelling house upon the premises a sewage disposal system shall be installed which shall be in conform with the rules and regulations of the Pennsylvania Department of Environmental Resources and of Hemlock Township. No drainfield shall extend closer than ten (10) feet to any boundaries of the lot.
6. Water will be obtained on-site by means of individual wells.

7. That no signs, posters, billboards or advertising of any kind shall be permitted to be erected upon the premises with the exception of the placement on a temporary basis of a "For Rent" or "For Sale" sign of not more than six (6) square feet in area.

TOGETHER with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

Commonly known as 40 Pony Trail Drive, Bloomsburg, PA 17815 Parcel ID#: 18-07-004-06

Title is vested in: Frank Mendicino by deed from James D. Aucker and Brenda M. Aucker, h/w dated 09/20/2002 and recorded on 10/23/2002 Instrument No. 200212462.

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.

Plaintiff's Attorney
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Citibank, N.A., as Trustee V. Frank Mendicino	<i>2004-ED-113</i> COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
40 Pony Train Drive, Bloomsburgh, PA 17815
(more fully described as attached)

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

June 17, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s)

are as follows: Frank Mendicino
 40 Pony Train Drive, Bloomsburg, PA 17815

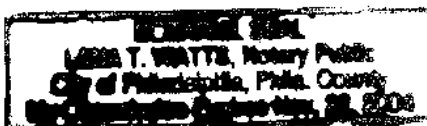


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 17th DAY
OF June, 2004.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

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2004-ED.113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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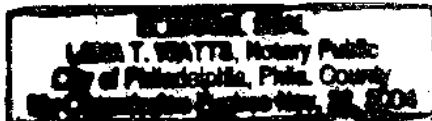
TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 17th DAY
OF June, 2004.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: **TERRENCE J. McCABE, ESQUIRE**
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

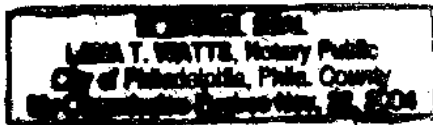
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are as follows: Frank Mendicino
 40 Pony Train Drive, Bloomsburg, PA 17815



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 17th DAY
OF June, 2004.


NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
---	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 40 Pony Train Drive, Bloomsburgh, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815
2. Name and address of Defendant(s) in the judgment:

Frank Mendicino
40 Pony Train Drive, Bloomsburg, PA 17815
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
4. Name and address of the last recorded holder of every mortgage of record:

Chase Manhattan Mtg. Corp,
343 Thornall Street, Edison, NJ 08837

Citibank, NA., as Trustee
10890 Rancho Bernardo Road, San Diego, CA 92127

Salvatore Salamone and Vincenza Salamone,

3 Window Lane, Bloomsburg, PA 17815

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

Name	Address
Commonwealth of PA Department of Revenue	Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales


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:

Name	Address
Tenant(s)/Occupant(s)	40 Pony Train Drive, Bloomsburgh, PA 17815
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service	Technical Support Group, William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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.

June 17, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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AFFIDAVIT PURSUANT TO RULE 3129

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Frank Mendicino
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Salvatore Salamone and Vincenza Salamone,

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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:

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Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service	Technical Support Group, William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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.

June 17, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

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2004-ED-113

Citibank, N.A., as Trustee V. Frank Mendicino	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-266
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June 17, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED SECURITY FEATURES

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

17322

NUMBER

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

DATE AMOUNT

Jun 8/2004 \$1,350.00

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale

ESCROW TRUST
VOID AFTER 90 DAYS

Tenney McCall

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

0017322 0310005031 2000012430022

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in a hedgerow on the northern edge of a 50-foot right-of-way; said iron pin also being the southwest corner of lands now or late of Frederick B.

Vietig and the southeast corner of lands herein described; **THENCE** by other lands of Robert C. and Diana M. Beishline, North 81 degrees 42 minutes 11 seconds West,

803.06 feet to an iron pin; **THENCE** by lands now or late of Douglas and Peter Kuziak, North 8 degrees 39 minutes 08 seconds East, 736.97 feet to a stone corner; **THENCE** by the same, South 81 degrees 42 minutes 11 seconds East, 803.06 feet to an iron pin; **THENCE** by lands now or late of Frederick B. Vietig, South 8 degrees 39 minutes 08 seconds West, 736.97 feet to the place of **BEGINNING**. **CONTAINING** 13.586 acres of land. Description prepared in accordance with survey prepared by L. Wayne Laidacker, PLS, dated 6/28/90 and last revised 8/23/90.

UNDER AND SUBJECT to the right of way as affecting the aforescribed premises as said right-of-way is from Glenn S. and Genevieve M. Seely to Pennsylvania Power and Light Company dated October 12, 1970 and recorded in Columbia County Miscellaneous Book 46 page 241.

The aforescribed premises being a current survey and intending to convey the premises designated as Tract No. 2 of the said Deed of conveyance from Seely to Beishline.

TOGETHER with a perpetual right-of-way and easement extending from the westerly right-of-way line of Township Route No. 346 (Pony Trail Drive) in a westerly direction along the northerly line of the other lands of Robert Carl Beishline and Diana M. Beishline to the southerly line of the premises aforescribed, said right-of-way to be a uniform width of fifty feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South eight-one degrees forty-two minutes eleven seconds West, 577.64 feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully described on survey plot plan prepared by L. Wayne Laidacker dated June 28, 1990, as hereinabove referred to. Said right-of-way to be in common with Robert Carl Beishline and Diana M. Beishline, their heirs and assigns, and the Grantees herein, their heirs and assigns, for the permanent, perpetual ingress, egress, and regress from the southerly line of the premises hereinbefore described to Township Route No. 346.

UNDER AND SUBJECT TO THE FOLLOWING:

1. This lot is restricted to a single-unit residential dwelling, attached or detached garage and accessory buildings. The exterior exposed walls at the front, side and back of any buildings shall consist of brick, stone, aluminum or vinyl siding or frame weatherboard construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission or the Hemlock Township Board of Supervisors.
2. There shall be no mobile home, mobile-type or temporary homes erected on said premises and all construction of homes and garages shall be of a permanent type.
3. That no excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the necessary excavation for the purpose of constructing and grading the premises for a residential dwelling house. All grading and landscaping with respect to said premises shall give due regard to the reasonable drainage of water.
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TOGETHER with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

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Tami B. Kline
Prothonotary, Common Pleas Court of
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WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Citibank, N.A., as Trustee
V.
Frank Mendicino

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2004-CV-266 Term _____ J.D.

2004-ED-113

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY PENNSYLVANIA

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

Being Known As: 40 Pony Train Drive, Bloomsburgh, PA 17815

Amount due	\$174,287.78	
Interest from 4/20/2004-sale date	\$	
Total	\$	Plus Costs as endorsed.

Dated: 6/29/04

(SEAL)

Toni B. Kline

Prothonotary, Common Pleas Court of
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EXHIBIT "A"

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