

SHERIFF'S SALE COST SHEET

Citibank NA vs. Frank Mendiola & Pietro Pugliese
 NO. 205-07 ED NO. 127-07 JD DATE/TIME OF SALE 2-6-08 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>300.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>10.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>565.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>221.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>446.52</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	\$	
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>210.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****	\$	<u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1278.02

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank NA vs Frank Mandrino & Pietro Puslione

NO. 205-07 ED NO. 127-07 JD

DATE/TIME OF SALE: 2-6-08 1100

BID PRICE (INCLUDES COST) \$ 1278.02

POUNDAGE - 2% OF BID \$ 25.56

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1303.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Suck

TOTAL DUE: \$ 1303.58

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS Defered \$ 696.42

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE++
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS^
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ALISA LACHOW-THURSTON^^^

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SUITE 302
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LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

August 29, 2008

Of Counsel
PITNICK & MARGOLIN, LLP* - NY
DEBORAH K. CURRAN* - MD & DC
LAURA H.G. O'SULLIVAN* - MD & DC
STEPHANIE H. HURLEY+* - MD
ALISA LACHOW-THURSTON^^^ - VA
JOSEPH F. RIGA* - PA & NJ

* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
v Licensed in PA & WA
*** Licensed in PA, NJ & NY
+ Licensed in NY & CT
+ Licensed in MD & DC
++ Licensed in MD
^^^ Licensed in VA
+ Managing Attorney for NY
+ Managing Attorney for MD

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

RE: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs.
Mendicino, Frank and Pugliese, Pietro
COLUMBIA COUNTY; CCP; NUMBER 2007 CV 127 MF
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 40 Pony Tail Drive, Bloomsburg, PA 17815
DATE OF SHERIFF'S SALE: August 27, 2008

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1, 10790 Rancho Bernardo Road, San Diego, CA 92127 in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Domonique Gardner
Legal Assistant

/dng
Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. TREASURY
HARRISBURG, PA 17128-0000

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Terrence J. McCabe, Esquire Telephone Number: Area Code (215) 790-1010

Street Address: 123 South Broad Street, Ste. 2080 City: Philadelphia State: PA Zip Code: 19109

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s) /Lessor(s) Sheriff of Columbia County

Grantee(s)/Lessee(s) Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1

Street Address 35 West Main Street

Street Address 10790 Rancho Bernardo Road

City Bloomsburg PA Zip Code 17815

City San Diego State CA Zip Code 92127

C PROPERTY LOCATION

Street Address 40 Pony Tail Drive

City, Township Borough Bloomsburg, PA (Hemlock Township)

County Columbia

School District

Tax Parcel Number 18-07-004-06

D VALUATION DATA

1. Actual Cash Consideration
\$1,303.582. Other Consideration
+ 03. Total Consideration
= \$1,303.584. County Assessed Value
\$66,608.005. Common Level Ratio Factor
x 3.766. Fair Market Value
= \$250,446.08

E EXEMPTION DATA

1a. Amount of Exemption Claimed
100%1b. Percentage of Interest Conveyed
100%

2. Check appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. Instrument# 2008-12463.☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)☐ Statutory corporation consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) This property was sold at Sheriff's Sale on August 27, 2008 to Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1, holder of a mortgage in default & is, thus, tax exempt.

Under penalties of law, I declare that I have Examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

9/2/08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

JUN. 02. 2008 (MON) 14:55 KREISBERG & GREGOROWICZ

5703871

McCABE, WEISBERG AND CONWAY, P.C.
 BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 123 South Broad Street, Suite 2080
 Philadelphia, Pennsylvania

Attorneys for Plaintiff

CITIBANK, N.A. AS TRUSTEE

COLUMBIA COUNTY
COURT OF COMMON PLEAS

v.

FRANK MENDICINO

NUMBER 2004-CV-266

ORDER

AND NOW, this 2nd day of June, 2008, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for June 4, 2008, 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 August 27, 2008 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:

Is Thomas A. Janusz

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2008 JUN -2 P 2:29

FILED
PROTHONOTARY

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PENNSYLVANIA 19109

(215) 790-1010

FAX (215) 790-1274

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Of Counsel

DEBORAH K. CURRAN ± - MD & DC
 LAURA H.G. O'SULLIVAN ± - MD & DC
 STEPHANIE H. HURLEY ± - M D
 JOSEPH F. RIGA* - PA & NJ

* Licensed in PA & NJ
 ** Licensed in PA & NY
 ~ Licensed in NY
 ^ Licensed in NJ
 ± Licensed in PA & WA
 *** Licensed in PA, NJ & NY
 † Licensed in NY & CT
 + Licensed in MD & DC
 ± Licensed in MD
 + Managing Attorney for NY
 ± Managing Attorney for MD

FACSIMILE COVER LETTERDATE: June 3, 2008TO: Columbia County Sheriff's Dept.RE: Chase v. Mendicino, FrankFAX NO. 570-389-5625TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2ATTENTION: Sheriff Chamberlain

MESSAGE: Dear Sheriff Chamberlain: Attached is the Order for the
Motion to Adjourn Sheriff's Sale regarding the above-mentioned file.

If you do not receive all the pages, or if this is received by
 the wrong FAX receiver, please call us back at (215) 790-1010. Thank
 you.

SENDER: Lana WattsFAX NO.: (215) 790-1274CONFIDENTIAL: YES NO

*Original
Sherry F.V.I.*
McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania

Attorneys for Plaintiff

CITIBANK, N.A. AS TRUSTEE

:

COLUMBIA COUNTY

:

COURT OF COMMON PLEAS

v.

:

FRANK MENDICINO

:

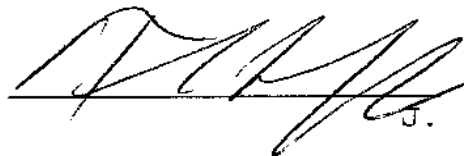
:

NUMBER 2004-CV-266

ORDER

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BY THE COURT:



CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2008 JUN -2 P 2:29

FILED
PROTHONOTARY

facsimile TRANSMITTAL

to: Sheriff Chamberlain/Columbia County Sheriff's Office
fax #: 570-389-5625
re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs.
Frank Mendicino and Pietro Pugliese
date April 11, 2008
pages: 2

Please see the attached letter requesting that you postpone 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

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* Licensed in PA & NJ
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*** Licensed in VA
+ Managing Attorney for NY
+ Managing Attorney for MD

April 11, 2008

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Attn: Sheriff Chamberlain

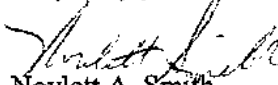
Re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs.
Frank Mendicino and Pietro Pugliese
Columbia County; Court of Common Pleas; No. 2007 CV 127 MF
Premises: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA, 17815

Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **April 23, 2008** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **June 4, 2008** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


Novlett A. Smith
Legal Assistant

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

SIGNATURE

DATE

facsimile
TRANSMITTAL

to: Sheriff Chamberlain/Columbia County Sheriff's Office
fax #: 570-389-5625
re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs.
Frank Mendicino and Pietro Pugliese
date February 5, 2008
pages: 2

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

From the desk of...

NOVLETT A. SMITH
LEGAL ASSISTANT
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123 S. BROAD STREET, SUITE 2080
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February 5, 2008

Sheriff's Office
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, PA 17815
 Attn: Sheriff Chamberlain

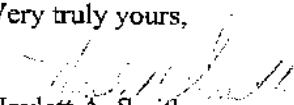
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 vs.
 Frank Mendicino and Pietro Pugliese
 Columbia County; Court of Common Pleas; No. 2007 CV 127 MF
Premises: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA, 17815

Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **February 6, 2008** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **April 23, 2008** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. 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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/29/2008

Fee: \$5.00

Cert. NO: 4164

PUGLIESE PIETRO
1002 QUINCY AVE
BRONX NY 10465

District: HEMLOCK TWP
Deed: 20060 -7528
Location: 40 PONY TRAIL DR
Parcel Id:18 -07 -004-06,000

Assessment: 59,398
Balances as of 01/29/2008

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

By: Timothy T. Chamberlain, Per: Am.
Sheriff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..... 2008

Sworn and subscribed to before me this 30th day of January 2008.

..... D

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires July 3, 2011
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

.....

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/23/2007

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 203ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT RONALD D. POLK
ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1:50 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY TC DATE _____

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

CITIBANK, N.A., AS TRUSTEE FOR CHASE
MANHATTAN MORTGAGE 03-1

VS

Docket # 205ED2007

MORTGAGE FORECLOSURE

FRANK MENDICINO
PIETRO PUGLIESE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 07, 2007, AT 3:30 PM, SERVED THE WITHIN
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.

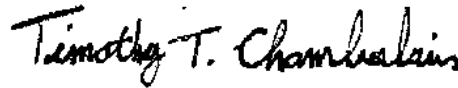
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 07, 2007



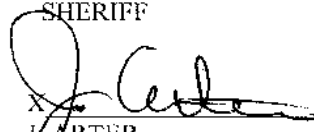
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Wastover, Notary Public
Bloomsburg, Columbia Co., PA
Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

SRIFF SALE

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

107 0710 0002 4094 9284

Return Receipt

102595-02-M-1540

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

PO Box 309

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

7 0710 0002 4094 9280

Domestic Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, a. 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 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

7007 0710 0002 4094 9314

Return Receipt

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

PO Box 309

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

7007 0710 0002 4094 9277

Return Receipt

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 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

707 0710 0002 4094 9345

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

PO Box 309

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

7 0710 0002 4094 9253

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, a. 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 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

07 0710 0002 4094

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

PO Box 309

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

7 0710 0002 4094

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *205*
 B. Received by (Printed Name) *[Signature]* ☒ Addressee
 DEC 17 2007
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes

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) 799-6300

**CITIBANK, N.A., AS TRUSTEE FOR CHASE
MANHATTAN MORTGAGE 03-1**

VS

Docket # 205ED2007

MORTGAGE FORECLOSURE

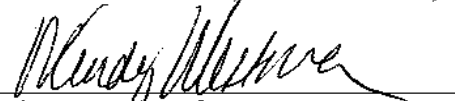
**FRANK MENDICINO
PIETRO PUGLIESE**

AFFIDAVIT OF SERVICE

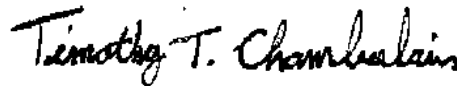
NOW, THIS WEDNESDAY, NOVEMBER 07, 2007, AT 3:30 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON PIETRO PUGLIESE AT 40 PONY TRAIL DRIVE,
BLOOMSBURG BY HANDING TO FRANCESCA PUGLIESE, DAUGHTER, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 07, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE††
DRENDAL L. BROGDON*
MICHELLE M. MONTE**
MONICA G. CHRISTIE +
FRANK DUBIN
ANDREW L. MARKOWITZ
ROBERT W. CUSICK *
BONNIE DAHL*
ANGELA M. MICHAEL**
SCOTT TAGGART*
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN††
STEPHANIE H. HURLEY**

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
(212) 351-1188
FAX (212) 351-0364

SUITE 502
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-1106
FAX (301) 490-1568

SUITE 206W
6800 JERICHO TURNPIKE
SYOSSET, NY 11791
(917) 351-1188
FAX (917) 351-0363

Of Counsel
PITNICK & MARGOLIN, LLP - NY
DEBORAH K. CURRAN - MD & DC
LAURA H.G. O'SULLIVAN - MD & DC
STEPHANIE H. HURLEY - MD
JOSEPH F. RIGA* - PA & NJ

December 13, 2007

* Licensed in PA & NJ
** Licensed in PA & NY
† Licensed in NY
†† Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
+ Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
† Managing Attorney for NY
† Managing Attorney for MD

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

Re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs. Frank Mendicino and Pietro Pugliese
CCP, Columbia County, No. 2007 CV 127 MF
Premises: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA 17815


Dear Sir/Madame:

Enclosed please find the original and one copy of the Affidavit Pursuant to Rule 3129 together with an Affidavit of Service relative to the above-captioned matter. Kindly file the originals of record with the Court and return to my attention the time-stamped copies 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,


Linda Qualls, for
McCabe, Weisberg and Conway, P.C.

/lq

Enclosure

cc: Office of the Sheriff/Real Estate Division

This is a communication from a debt collector.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAILL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Citibank, N.A., as Trustee for Chase
Manhattan Mortgage 03-1
Plaintiff

v.

Frank Mendicino and Pietro Pugliese
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007 CV 127 MF

AFFIDAVIT OF SERVICE

I, Undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 13th day of December, 2007, 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 certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 13th DAY

OF DECEMBER, 2007


NOTARY PUBLIC

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Susan J. Markowitz, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Feb. 13, 2011

Member, Pennsylvania Association of Notaries

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIR, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Citibank, N.A., as Trustee for Chase Manhattan
Mortgage 03-1

Plaintiff

v.

Frank Mendicino and Pietro Pugliese
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007 CV 127 MF

AFFIDAVIT PURSUANT TO RULE 3129

I, Andrew L. Markowitz, 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 Trail Drive, Hemlock Township, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name	Address
Frank Mendicino	40 Pony Trail Drive Bloomsburg, PA 17815
Pietro Pugliese	40 Pony Trail Drive Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name	Address
Frank Mendicino	40 Pony Trail Drive Bloomsburg, PA 17815
Pietro Pugliese	40 Pony Trail Drive Bloomsburg, PA 17815

EXHIBIT A

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

Name	Address
Evans Disposal Service	341 Mainsville Drive Bloomsburg, PA 17815
Denise Yannone	2555 Old Berwick Road Bloomsburg, PA 17815

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

Name	Address
Salvatore Salamone and Vincenza Salamone	3 Widow Lane Bloomsburg, PA 17815

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

Name	Address
None.	

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

Name	Address
None.	

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants	40 Pony Trail Drive Bloomsburg, PA 17815
Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130

EXHIBIT A

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

Internal Revenue Service
Technical Support Group

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

United States of America
c/o U.S. Attorney for the Middle
District of PA

235 North Washington Street
Scranton, PA 18503

Commonwealth of Pennsylvania,
Dept. of Revenue, Bureau of
Compliance, Clearance Support

Dept. 281230
Harrisburg, PA 17128,
ATTN: Sheriff Sales

Frank C. Baker, Esquire
Attorney for Defendant(s)

6009 Columbia Blvd.
Bloomsburg, PA 17815

Michael G. Oleyar, Esquire
Attorney for Frank Mendocino

1261 North Church Street
Hazleton, PA 18202

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

DATE: October 25, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

EXHIBIT A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Citibank, N.A., as Trustee for Chase
Manhattan Mortgage 03-1
Plaintiff

v.

Frank Mendicino and Pietro Pugliese
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007 CV 127 MF

DATE: October 24, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Frank Mendicino and Pietro Pugliese

PROPERTY: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale **on WEDNESDAY, FEBRUARY 6, 2008, at 11:00 a.m. Eastern Time**, in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

EXHIBIT B

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: Linda Qualls-22621

Line	Article Number	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Address Name, Street and PO Address	Postage	Fee	Affix Stie (if issued as certificate of or for address copies of the Postmark Date of R)
1	CHASE V MENDICINO		Evans Disposal Service 341 Mainsville Drive Bloomsburg, PA 17815			
2			Denise Yannone 2555 Old Berwick Road Bloomsburg, PA 17815			
3			Salvatore Salamone and Vincenza Salamone 3 Widow Lane Bloomsburg, PA 17815			
4			Tenants 40 Pony Trail Drive Bloomsburg, PA 17815			
5			Commonwealth of PA Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105			
6			Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815			
7			Commonwealth of Pennsylvania Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130			
8			Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128			
9			Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486			

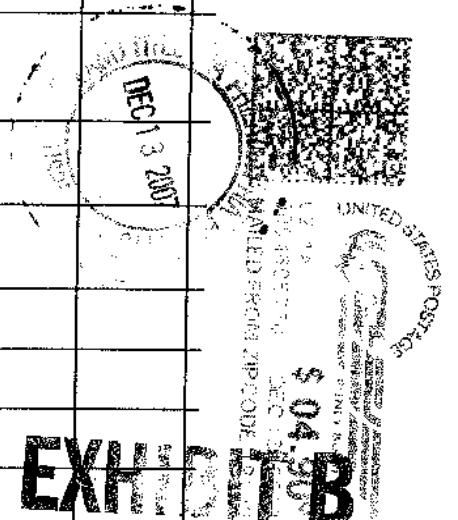


EXHIBIT B

OLEYAR LAW P.C.

1261 North Church Street • Hazleton • PA • 18202 ✦ 570•455•6800 ✦ 570•455•6900 fax

Michael G. Oleyar, Esq.

✦ www.oleyarlaw.com ✦

December 17, 2007

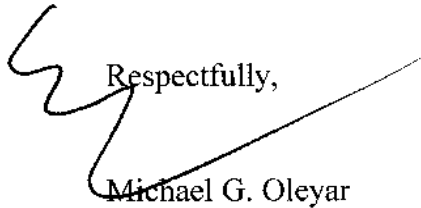
Timothy T. Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

**RE: Citibank, N.A. as Trustee for Manhattan Mortgage
vs. Frank Mendicino and Pietro Pugliese**

Dear Sheriff Chamberlain:

I am in receipt of the Notice of Sheriff's Sale regarding the above mentioned matter. Please be advised I do not represent Frank Mendicino or Pietro Pugliese in this proceeding. Please remove my name from your mailing matrix.

With kind regard, I remain


Respectfully,

Michael G. Oleyar
Attorney at Law

MGO/rfb
Enclosure

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

Monday, October 29, 2007

MICHAEL OLEYAR, ESQ.
1261 NORTH CHURCH STREET
HAZLETON, PA 18202-

CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1
VS
FRANK MENDICINO
PIETRO PUGLIESE

DOCKET # 205ED2007

JD # 127JD2007

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

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

Monday, October 29, 2007

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

CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1
VS

FRANK MENDICINO
PIETRO PUGLIESE

Parcel # 18-07-004-06

DOCKET # 205ED2007

JD # 127JD2007

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.

Nothing Due for 2007

2007 Taxes Paid

Respectfully,

County & Township Paid

Timothy T. Chamberlain

4/28/07 \$ 630.01 (Disc)

Timothy T. Chamberlain
Sheriff of Columbia County

Rect # 1732

School R.E. Paid

8/27/07 \$ 2,103.73 (Disc.)

Rect. # 1305

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 4 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE YANNONE	MORTGAGE FORECLOSURE
2555 OLD BERWICK ROAD	
BLOOMSBURG	

SERVED UPON DENISE

RELATIONSHIP DET 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) 134th MAIN BLOOMSBURG
SAL'S PLACE

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>12-10-7</u>	<u>1036</u>	<u>2</u>	<u>E</u>

DEPUTY

J. Lute

DATE 12-10-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 13 - OF - 21 SERVICES

DATE RECEIVED 10/26/2007

DOCKET # 205ED2007

PLAINTIFF

CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT

FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

116 FRONSTY VALLEY ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

First Columberg

SERVED UPON

DENISE

RELATIONSHIP

Tax Collector

IDENTIFICATION

DATE *12-7-07*

TIME *1305*

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) *279 COLUMBIA HALL DR*

Bloomsgang

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE *12-7-07*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 11 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
FRANK BAKER, ESQ.	MORTGAGE FORECLOSURE
6009 COLUMBIA BLVD	
BLOOMSBURG	

SERVED UPON DAWN MCCABE

RELATIONSHIP SECRETARY - IDENTIFICATION _____

DATE 12-05-07 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  DATE 12-05-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 10/26/2007

SERVICE# 14 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
HEMLOCK TOWNSHIP SEWER C/O
GAREY BITTENBENDER
82 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Garey

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-11-07 TIME 1005 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/26/2007

SERVICE# 15 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON HAUREN G/L

RELATIONSHIP CUSTOMER SR. IDENTIFICATION _____

DATE 12-3-7 TIME 1408 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

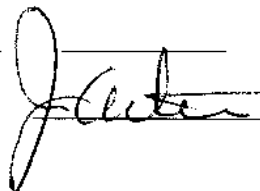
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 3 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
EVANS DISPOSAL SERVICE	MORTGAGE FORECLOSURE
341 MAINSVILLE DRIVE	
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) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	Not at this address
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

DATE _____

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

Monday, October 29, 2007

**EVANS DISPOSAL SERVICE
341 MAINSVILLE DRIVE
BLOOMSBURG, PA 17815-**

**CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1
VS
FRANK MENDICINO
PIETRO PUGLIESE**

DOCKET # 205ED2007

JD # 127JD2007

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
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Citibank, N.A., as Trustee for Chase Manhattan
Mortgage 03-1

Plaintiff

v.

Frank Mendicino and Pietro Pugliese
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007 CV 127 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Pietro Pugliese
40 Pony Trail Drive
Bloomsburg, PA 17815

Your house (real estate) at 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale **on WEDNESDAY, February 6, 2008 , at 11 a.m. Eastern Time**, in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$177,459.13 obtained by Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1 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 for Chase Manhattan Mortgage 03-1 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C. 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 McCabe, Weisberg and Conway, P.C. 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 McCabe, Weisberg and Conway, P.C. 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 thirty (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.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

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 Fifty (50) foot right-of-way; said iron in 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 Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Douglas and Peter Kuziak, North Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds East, Seven Hundred Thirty-six and Ninety-seven Hundredths (736.97) feet to a stone corner; Thence by the same South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds East, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Frederick B. Vietig, South Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds West, Seven Hundred Thirty-six and Ninety-seven Hundredths (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 6/28/1990 and last revised 8/23/1990.

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 AFORESAID 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 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 of a uniform width of Fifty (50) feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Five Hundred Seventy-seven and Sixty-four Hundredths (577.64) feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully describe 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 building shall consist of brick, stone, aluminum or vinyl siding frame weatherboard

construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission of 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 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[ity] 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 exceptions 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.

BEING THE SAME PREMISES which Frank Mendicino, single, by Deed dated July 25, 2006 and recorded on July 25, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2006, Page 07528, granted and conveyed unto Pietro Pugliese.

BEING KNOWN AS 40 Pony Trail Drive, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-07-004-06.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 5 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
SALVATORE SALAMONE AND VINCENZA SALAMONE	MORTGAGE FORECLOSURE
3 WIDOW LANE	
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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

12-3

1100

[Signature]

DEPUTY

[Signature]

DATE

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Monday, October 29, 2007

**SALVATORE SALAMONE AND VINCENZA SALAMONE
3 WIDOW LANE
BLOOMSBURG, PA 17815-**

**CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1
VS
FRANK MENDICINO
PIETRO PUGLIESE**

DOCKET # 205ED2007

JD # 127JD2007

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
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIR, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

CIVIL ACTION LAW

Citibank, N.A., as Trustee for Chase Manhattan
Mortgage 03-1

Plaintiff

v.

Frank Mendicino and Pietro Pugliese

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Number 2007 CV 127 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Pietro Pugliese
40 Pony Trail Drive
Bloomsburg, PA 17815

Your house (real estate) at 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on **WEDNESDAY, February 6, 2008, at 11 a.m. Eastern Time**, in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$177,459.13 obtained by Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

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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.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760**

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 Fifty (50) foot right-of-way; said iron in 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 Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Douglas and Peter Kuziak, North Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds East, Seven Hundred Thirty-six and Ninety-seven Hundredths (736.97) feet to a stone corner; Thence by the same South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds East, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Frederick B. Vietig, South Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds West, Seven Hundred Thirty-six and Ninety-seven Hundredths (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 6/28/1990 and last revised 8/23/1990.

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 AFORESAID 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 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 of a uniform width of Fifty (50) feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Five Hundred Seventy-seven and Sixty-four Hundredths (577.64) feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully describe 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 building shall consist of brick, stone, aluminum or vinyl siding frame weatherboard

construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission of 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 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[ity] 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 exceptions 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.

BEING THE SAME PREMISES which Frank Mendicino, single, by Deed dated July 25, 2006 and recorded on July 25, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2006, Page 07528, granted and conveyed unto Pietro Pugliese.

BEING KNOWN AS 40 Pony Trail Drive, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-07-004-06.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 1 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
FRANK MENDICINO	MORTGAGE FORECLOSURE
40 PONY TRAIL DRIVE	
BLOOMSBURG	

SERVED UPON FRANCESCO PUGLIESE

RELATIONSHIP GRANDFATHER IDENTIFICATION _____

DATE 11-2-7 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-31-7</u>	<u>1340</u>	<u>2</u>	<u>cd</u>
<u>11-1-7</u>	<u>1300</u>	<u>2</u>	<u>cd</u>

DEPUTY

J. Cullen

DATE 11-2-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2007

SERVICE# 2 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
PIETRO PUGLIESE	MORTGAGE FORECLOSURE
40 PONY TRAIL DRIVE	
BLOOMSBURG	

SERVED UPON ~~FRANCISCA~~ FRANCESCA Pugliese

RELATIONSHIP DAUGHTER IDENTIFICATION

DATE 11-2-7 TIME 1530 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

10-31-7 1340 2 Cd

11-1-7 1300 2 Cd

DEPUTY

DATE 11-7-7

REAL ESTATE OUTLINE

ED # 205-07

DATE RECEIVED 12-26-01
DOCKET AND INDEX 10-29-01

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 2000.00 ✓ CK# 5820

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

SALE DATE Feb. 6, 02 TIME 1:00
POSTING DATE Jan. 4, 02
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 1, 02
2ND WEEK Jan. 8, 02
3RD WEEK Jan. 15, 02

SHERIFF'S SALE

Wednesday, February 6th, 2008 at 11:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 205ED2007 AND CIVIL WRIT NO. 127JD2007 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'S 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 6/28/1990 and last revised 8/23/1990.

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 AFORESAID 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 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 of a uniform width of 50 feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South 81 degrees 42 minutes 11 seconds West, 577.64 feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully describe 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 building shall consist of brick, stone, aluminum or vinyl siding frame weatherboard construction or a combination thereof. Further subdivision of the lot is prohibited unless approved by Hemlock Township Planning Commission of 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 or garbage, refuse, junk, more than one 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[ity] 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 exceptions 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.

BEING THE SAME PREMISES which Frank Mendicino, single, by Deed dated July 25, 2006 and recorded on July 25, 2006 in the

Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2006, Page 07528, granted and conveyed unto Pietro Pugliese.

BEING KNOWN AS 40 Pony Trail Drive, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-07-004-06.

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 in cash, certified check, or cashier's check.

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

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

Plaintiff's Attorney
Terrence J. McCabe, Esquire
123 S. Broad St. Suite 2080
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>