

# SHERIFF'S SALE COST SHEET

NO. 60-07 ED NO. 127-07 VS. Citibank Amherst + Puy/Decey  
 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>330.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>62.50</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>15.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>516.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>208.24</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL *****	\$ <u>356.24</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2000.00  
890.76

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

TERRENCE J. McCABE\*\*\*  
 MARC S. WEISBERG\*\*  
 EDWARD D. CONWAY  
 MARGARET GAURO  
 LISA L. WALLACE††  
 BRENDA L. BROGDON\*  
 MICHELLE M. MONTE\*\*  
 FRANK DUBIN  
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\* Licensed in PA & NJ  
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 \*\*\* Licensed in PA, NJ & NY  
 † Licensed in NY & CT  
 \* Licensed in MD & DC  
 \*\* Licensed in MD  
 † Managing Attorney for NY  
 † Managing Attorney for MD

October 23, 2007

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

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

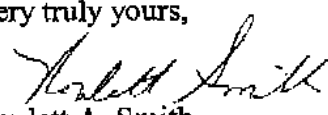
Re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1  
 vs.  
 Frank Mendicino and Pietro Pugliese  
 Columbia County; Court of Common Pleas; No. 2007 CV 127 MF  
Premises: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA, 17815

Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **October 24, 2007** Sheriff's Sale. I am requesting at this time that you stay this sale. Sale is being stayed in order for Citibank to obtain updated appraisal.

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. 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

*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.*

# SHERIFF'S SALE COST SHEET

Condominium USA vs. Frank Marchiondo & Pietro Pugliese  
 NO. 60-07 ED NO. 127-07 JD DATE/TIME OF SALE Oct 24 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>330.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>62.50</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>11.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>601.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>208.24</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>453.24</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>1.00</u>	
SCHOOL DIST. 20	\$ <u>1.00</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>230.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1320.74

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank USA vs Frank Amelkino & Pietro Roghica

NO. 60-07 ED NO. 127-07 JD

DATE/TIME OF SALE: Oct 24 0930

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 \$ \_\_\_\_\_

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

TERRENCE J. McCABE\*\*  
 MARC S. WEISBERG\*\*\*  
 EDWARD D. CONWAY  
 MARGARET GAIRO  
 LISA L. WALLACE\*\*  
 BRENDA L. BROGDON\*  
 MICHELLE M. MONTB\*\*  
 MUNICA G. CHRISTIE +  
 FRANK DUBIN  
 ANDREW L. MARKOWITZ  
 ROBERT W. CUSICK +  
 BONNIE DAHL\*  
 ANGELA M. MICHAEL\*\*  
 SCOTT TAGGART\*  
 DEBORAH K. CURRAN\*\*  
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Of Counsel  
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 STEPHANIE H. HURLEY\*\* - MD  
 JOSEPH E. RIGA\* - PA & NJ

\* Licensed in PA & NJ  
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 + 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

September 18, 2007

Sheriff Chamberlain/ Columbia County 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.  
 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 September 19, 2007 Sheriff's Sale. I am requesting at this time that you postpone this matter to the October 24, 2007 Sheriff's Sale at 10:30 a.m.

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,

  
 Denise Williams  
 Legal Assistant

/nas

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

SIGNATURE

DATE

*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.*

**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** September 18, 2007  
**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...

**DENISE WILLIAMS**  
LEGAL ASSISTANT  
McCABE, WEISBERG & CONWAY, P.C.  
123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19109

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

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

Case No. 5:07-bk-51536-RNO

**Chapter 13**

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Frank G. Mendicino Sr.

**ORDER DISMISSING CASE UNDER 11 U.S.C. §521(i)(1)**

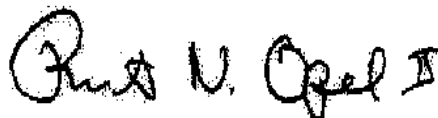
It appearing the above-named debtor(s) has/have failed to file documents required pursuant to the Bankruptcy Act of 2005, it is hereby,

ORDERED that the case of the above-named debtor(s) be and is hereby dismissed. The trustee hereby is discharged from further responsibility in this case, and it is further

ORDERED that all pending actions in this case are hereby dismissed.

Dated: 8/10/07

BY THE COURT



United States Bankruptcy Judge

*This document is electronically signed and filed on the same date.*

**facsimile**  
**TRANSMITTAL**

**to:** Sheriff Timothy Chamberlain  
**fax #:** 570-389-5625  
**re:** Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1  
vs.  
Frank Mendicino and Piero Pugliese  
Columbia County; Court of Common Pleas; No. 2007 CV 127 MF  
Premises: 40 Pony Trail Drive, Hendlock Township, Bloomsburg, PA, 17815  
**date:** August 15, 2007  
**pages:** 2

Attached please find a BK Dismissal with regards to above referenced matter.

From the desk of...

**NOVLETTA 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



**facsimile  
TRANSMITTAL**

**to:** Sheriff Timothy Chamberlain/Columbia County  
**fax #:** 570-389-5625  
**re:** Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1  
vs.  
Frank Mendicino and Pietro Pugliese  
**date** June 27, 2007  
**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

LAW OFFICES  
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 MARC S. WEISBERG\*\*  
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 FRANK DUBIN  
 BRENDA L. BROGDON\*  
 BONNIE DAHL\*  
 ROBERT W. CUSICK\*  
 SCOTT TAGGART\*  
 ANGELA M. MICHAEL+  
 MATTHEW DITRAPANI+  
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 (856) 858-7080  
 FAX (856) 858-7020

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

Of Counsel  
 JOSEPH F. RIGA\*

\* Licensed in PA & NJ  
 \*\* Licensed in PA & NY  
 ++ Licensed in PA & MD  
 + Licensed in PA & WA  
 \*\*\* Licensed in PA, NJ & NY  
 † Licensed in NY & CT  
 ^ Licensed in NY  
 ‡ Managing Attorney for NJ  
 • Managing Attorney for NY

June 27, 2007

Sheriff's Office  
 Columbia County Courthouse  
 35 West Main Street  
 Bloomsburg, PA 17815  
 Attn: Sheriff Timothy 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 June 27, 2007 Sheriff's Sale. I am requesting at this time that you postpone this matter to the September 19, 2007 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 510-389-5625  
 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

*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.*

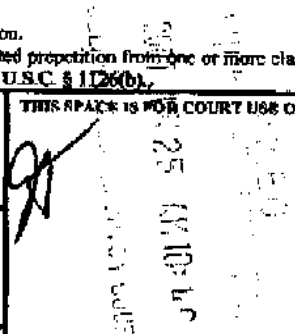
June 25, 2007

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

RE: MENDICINO, FRANK G  
40 Pony Trail Drive  
Bloomsburg, PA 17815  
Case No: 2007-CV-127MF

Please be advised that a bankruptcy case concerning the debtor listed above was filed under Chapter 13 of the United States Bankruptcy code on June 25, 2007 at 10:40 AM. The case was assigned case number 07-51536. Attached you will find a copy of the Voluntary Petition filed under the United States Bankruptcy Court, Middle District Of Pennsylvania. . As of the date of the filing of this bankruptcy, a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for June 27, 2007, if held would be a direct violation of the Federal 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.

Official Form 1 (04/07)

United States Bankruptcy Court DISTRICT OF																							
Name of Debtor (if individual, enter Last, First, Middle): <b>Mendicino, Frank G. Sr.</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):																					
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):																					
Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all): <b>1608</b>		Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all):																					
Street Address of Debtor (No. and Street, City, and State): <b>40 Pony Trail Drive Bloomsburg, PA</b> <b>ZIP CODE 17815</b>		Street Address of Joint Debtor (No. and Street, City, and State): <b>ZIP CODE</b>																					
County of Residence or of the Principal Place of Business: <b>Columbia</b>		County of Residence or of the Principal Place of Business:																					
Mailing Address of Debtor (if different from street address): <b>ZIP CODE</b>		Mailing Address of Joint Debtor (if different from street address): <b>ZIP CODE</b>																					
Location of Principal Assets of Business Debtor (if different from street address above):		<b>ZIP CODE Ohio</b>																					
<b>Type of Debtor</b> (Form of Organization) (Check one box.) <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <b>Tax-Exempt Entity</b> (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.)</b> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box.) <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts.																					
<b>Filing Fee (Check one box.)</b> <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 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> <b>Check one box:</b> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).  <b>Check if:</b> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.  <b>Check all applicable boxes:</b> <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).																					
<b>Statistical/Administrative Information</b> <input 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 																					
<b>Estimated Number of Creditors</b> <table style="width:100%; text-align: center;"> <tr> <td>1-49</td> <td>50-99</td> <td>100-199</td> <td>200-999</td> <td>1,000-5,000</td> <td>5,001-10,000</td> <td>10,001-25,000</td> <td>25,001-50,000</td> <td>50,001-100,000</td> <td>Over 100,000</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-49	50-99			100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000												
<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$10,000 <input type="checkbox"/> \$10,000 to \$100,000 <input checked="" type="checkbox"/> \$100,000 to \$1 million <input type="checkbox"/> \$1 million to \$100 million <input type="checkbox"/> More than \$100 million																							
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,000 to \$100,000 <input checked="" type="checkbox"/> \$100,000 to \$1 million <input type="checkbox"/> \$1 million to \$100 million <input type="checkbox"/> More than \$100 million																							

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): Mendicino, Frank G. Sr.	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)</b>			
Location Where Filed: PA Middle District	Case Number: 5-05-50553	Date Filed: 02/08/2005	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)</b>			
Name of Debtor:	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<b>Exhibit A</b>  (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.		<b>Exhibit B</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. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).  <input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s) (Date)	
<b>Exhibit C</b>  Does the debtor own or have possession of any property that poses or is alleged to pose 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.			
<b>Exhibit D</b>  (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)  <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.  If this is a joint petition:  <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b> (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. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Statement by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes.)  <input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)  <div style="text-align: right; margin-right: 100px;">         _____          (Name of landlord that obtained judgment)       </div> <div style="text-align: right; margin-right: 100px;">         _____          (Address of landlord)       </div> <input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			

## Voluntary Petition

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

Name of Debtor(s): Mendicino, Frank G. Sr.

## 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.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

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

X *Frank G. Mendicino*  
Signature of DebtorX \_\_\_\_\_  
Signature of Joint Debtor570-951-9161  
Telephone Number (if not represented by attorney)6/25/2007  
Date

## Signature of Attorney

X \_\_\_\_\_  
Signature of Attorney for Debtor(s)\_\_\_\_\_  
Printed Name of Attorney for Debtor(s)\_\_\_\_\_  
Firm Name\_\_\_\_\_  
Address\_\_\_\_\_  
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 the 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

## Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.X \_\_\_\_\_  
(Signature of Foreign Representative)\_\_\_\_\_  
(Printed Name of Foreign Representative)\_\_\_\_\_  
Date

## Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19B is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

X \_\_\_\_\_

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.

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

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.

# Office DEPOT

*Taking Care  
of Business*

## Fax Transmission

PLEASE PRINT

Sheriff of  
TO: Columbia County

FROM: F. Mendicino

FAX  
NUMBER: 570-389-5625

SENDER'S  
PHONE #: 570-951-9161

DATE: 6-26-2007

# OF PAGES: 4

Customer's Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Receiver: If you have any difficulties with this transmission, please contact the sender at the phone number listed above.

### OFFICE DEPOT'S TERMS OF USE

SENDER AGREES NOT TO USE THIS FAX TO: (I) TRANSMIT MATERIAL WHOSE TRANSMISSION IS UNLAWFUL, HARASSING, LIBELOUS, ABUSIVE, THREATENING, HARMFUL, VULGAR, OBSCENE, PORNOGRAPHIC OR OTHERWISE OBJECTIONABLE; (II) CREATE A FALSE IDENTITY, OR OTHERWISE ATTEMPT TO MISLEAD OTHERS AS TO THE IDENTITY OF THE SENDER OR THE ORIGIN OF THIS FAX; (III) POST OR TRANSMIT ANY MATERIAL THAT MAY INFRINGE THE COPYRIGHT, TRADE SECRET, OR OTHER RIGHTS OF ANY THIRD PARTY; (IV) VIOLATE ANY FEDERAL, STATE OR LOCAL LAW IN THE LOCATION, OR (V) CONDUCT ACTIVITIES RELATED TO GAMBLING, SWEEPSTAKES, RAFFLES, LOTTERIES, CONTESTS, PONZI SCHEMES OR THE LIKE.

PLEASE NOTE THAT OFFICE DEPOT DOES NOT REVIEW THE CONTENTS OF ANY FAX SENT USING ITS SERVICES. FURTHER, BY SIGNING BELOW THE SENDER OF THIS FAX HEREBY AGREES TO INDEMNIFY OFFICE DEPOT TO THE FULLEST EXTENT OF THE LAW AND FOR ANY AND ALL CLAIMS, SUITS, OR DAMAGES ARISING OUT OR IN CONNECTION WITH THE REQUEST TO SEND, OR SENDING THIS FAX.

X

\_\_\_\_\_  
(CUSTOMER'S SIGNATURE)

### VISIT OFFICE DEPOT FOR YOUR:

- Color Copies- Black & White Copies
- Digital and High Volume Copies
- Business Cards, Letterhead and Envelopes
- Custom Pre-inked Stamps
- Customs Signs and Banners
- UPS Shipping Service
- Passport Photos
- Ad Specialties

### Store Information

Office Depot #2358  
88 Linger Dr.  
Bloomsburg, PA 17815  
(570) 784-2400

Thank you for using Office Depot's Customer FAX Service

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 June 6, 13, 20, 2007 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; advertisement and that all of the allegations in the foregoing statement as to time, or of publication are true.

Sworn and subscribed to before me this 8th day of June, 2007

Commonwealth of Pennsylvania  
Notary Seal  
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.



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 USA

VS.

FRANK MENDICINO & PIETRO PUGLIESE

WRIT OF EXECUTION #60 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF FRANK MENDICINO & PIETRO PUGLIESE AT 40 PONY TRAIL DRIVE  
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup> DAY OF MAY 2007

*Wendy Westover*

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

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 # 60ED2007

MORTGAGE FORECLOSURE

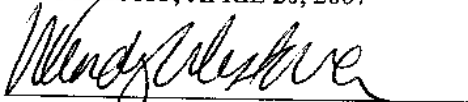
FRANK MENDICINO AND PIETRO  
PUGLIESE

AFFIDAVIT OF SERVICE

NOW, THIS, AT, 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 FRIDAY, APRIL 20, 2007

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5825

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

Docket # 60ED2007

MORTGAGE FORECLOSURE

FRANK MENDICINO AND PIETRO  
PUGLIESE

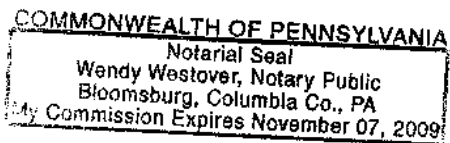
AFFIDAVIT OF SERVICE

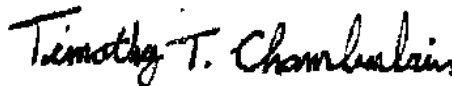
NOW, THIS FRIDAY, APRIL 20, 2007, AT 10:35 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON PIETRO PUGLIESE AT 40 PONY TRAIL DRIVE, BLOOMSBURG BY  
HANDING TO FRANCESCA PUGLIESE, DAUGHTER, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, APRIL 20, 2007

  
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
J. CARTER  
DEPUTY SHERIFF

**DENISE D. OTTAVIANI**  
**HEMLOCK TOWNSHIP TAX COLLECTOR**  
116 FROSTY VALLEY RD  
BLOOMSBURG PA 17815  
(570) 784-9310

---

Sheriff Tim Chamberlain  
Court House – P O Box 380  
Bloomsburg, PA 17815

May 4, 2007

Sheriff Chamberlain,

Previously I informed you that the Mendicio – Pugliese parcel # 18-07-004-06 county and township 2007 property tax was “Not Paid”. Since that time the tax has been “PAID”. See the enclosed copy.

Sincerely,



Denise Ottaviani  
Hemlock Twp. Tax Collector

**Tax Notice** 2007 County & Municipality

**HEMLOCK TWP**  
**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
 116 Frosty Valley Road  
 Bloomsburg PA 17815

**HOURS:** MARCH - APRIL: TUE & THUR 1PM TO 6PM  
 JUNE 18, 21, 26, 28: 1PM TO 8PM  
 OR BY APPOINTMENT

**PHONE:** 570-784-9310

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

**PUGLIESE PIETRO**  
 1002 QUINCY AVE  
 BRONX NY 10465

157 Hm

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2007		19907	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY		
GENERAL	59,300	6.146	357.17	364.46	400.91		
FIRE		1.345	78.16	79.76	87.74		
TWP RE		.85	49.40	50.41	55.45		
		2.5	145.28	148.25	163.08		
The discount & penalty have been calculated for your convenience							
PAY THIS AMOUNT			630.01	642.88	707.18		
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after		
				This tax returned to courthouse on:			
				January 1, 2008			
				Paid			
				APR 28 2007			
				TAX COLLECTOR			

1730

Discount 2 %  
 Penalty 10 %  
 PARCEL: 18-07-004-06,000  
 40 PONY TRAIL DR  
 13.59 Acres

Land  
 Buildings  
 Total Assessment

6,941 C+G  
 52,359  
 59,300

APR 28 2007

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) 784-6380

*Almady  
Sent*

Monday, April 16, 2007

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

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

**DOCKET # 60ED2007**

**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

CLARENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAHO  
RITA C. BUSCHER\*\*  
MONICA G. CHRISTIE +  
LISA L. WALLACE\*\*  
ANDREW I. MARKOWITZ  
FRANK DUBIN  
BRENDA L. BROGDON\*  
RONNIE DAHL\*  
SCOTT TAGGART\*  
ANGELA M. MICHAEL\*\*  
MATTHEW DIKAPANI\*  
WILLIAM FOLEY\*  
ROBERT W. CUSICK\*

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  
716 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 855-7080  
FAX (856) 855-7090

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

Of Counsel  
JOSEPH F. RIGA\*

APRIL 27, 2007

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
+ Licensed in PA & NM  
- Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
~ Licensed in NY  
‡ Managing Attorney for NJ  
• Managing Attorney for NY

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 Supplemental 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,



Andrea coleman, for  
McCabe, Weisberg & Conway, P.C.

TSM/ac

Enclosure

cc: Office of the Sheriff/Real Estate Division

**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**

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 27<sup>th</sup> day of April, 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 27<sup>th</sup> DAY**

**OF APRIL, 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**



<p><b>Article Addressed to:</b></p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p><b>Article Number</b> <i>(Transfer from service label)</i></p> <p><b>Domestic Return Receipt</b></p> <p>S Form 3811, February 2004</p>
<p><b>Article Addressed to:</b></p> <p>michael Oleyar, Esq. 1261 North Church Street Hazleton, PA 18202</p>	<p><b>Article Addressed to:</b></p> <p>Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <hr/> <p><b>3. Service Type</b></p> <p><input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p> <hr/> <p><b>4. Restricted Delivery? (<i>Extra Fee</i>)</b> <input type="checkbox"/> Yes</p>
<p><b>7006 0100 0003 5231 4291</b></p>	

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)

7006 0100 0003 5231 4314

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  
(Transfer from service label)

7006 0100 0003 5231 4314

Form 3811, February 2004

Domestic Return Receipt

102595-02-M

## 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:

Commonwealth of PA  
Dept. 280601  
Harrisburg, PA 17128

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*James J. ...*

☐ Agent

## B. Received by (Printed Name)

*James J. ...*

APR 19 2004

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)

7006 0100 0003 5231 4352

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-12

## 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:

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

## B. Received by (Printed Name)

*[Signature]*

APR 19 2004

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)

7006 0100 0003 5231 4246

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-12

**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**

**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 Eastern  
District of PA

615 Chestnut 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

United States of America  
c/o Attorney for the Western  
District of PA

633 U.S. Post Office and Courthouse  
7<sup>th</sup> & Grant Streets  
Pittsburgh, PA 15219

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.

April 4, 2007  
DATE

**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**

**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**

**DATE: April 27, 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, JUNE 27, 2007, at 9:30 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: ANDREA  
COLEMAN

Check type of mail or service:

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

Line Article Number

Addressee Name, Street and PO  
Address

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Value	RCOD	RR Fee
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 Bureau of Individual Tax Inheritance Tax Division 6th Floor. Strawberry Square Department #280601 Harrisburg, PA 17128							
8		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486							

**EXHIBIT B**

Affix Stamp

(If issued as a  
certificate of insur-  
ance, for additional  
copies of this to  
Postmark and  
Date of Rate



UNITED STATES POSTAGE  
\$04.50  
PAID  
APR 23 2007  
MAILED FROM ZIP CODE 16805



9	CHASE V. MENDICINO	Internal Revenue Service Technical Support Group William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106																		
10		United States of America c/o U.S. Attorney for the Eastern District of PA 615 Chestnut Street Philadelphia, PA 19106																		
11		United States of America c/o U.S. Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503																		
12		United States of America c/o Attorney for the Western District of PA 633 U.S. Post Office and Courthouse 7th & Grant Streets Pittsburgh, PA 15219																		
13		Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support Dept. 281230 Harrisburg, PA 17128, ATTN: Sheriff Sales																		
14		Frank C. Baker, Esquire Attorney for Defendant(s) 6009 Columbia Blvd. Bloomsburg, PA 17815																		
15		Michael G. Oleyar, Esquire Attorney for Frank Mendicino 1261 North Church Street Hazleton, PA 18202																		
Total Number of Pieces Listed			<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 4em; font-weight: bold; opacity: 0.5;">EXHIBIT B</div>																	
15																				

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**PROCESS SERVICE ORDER**

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/12/2007

SERVICE# 4 - OF - 23 SERVICES  
DOCKET # 60ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

FRANK MENDICINO AND PIETRO PUGLIESE  
McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
DENISE YANNONE
2555 OLD-BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

CK P.O.

SERVED UPON DENISE

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 4-24-07 TIME 1440 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 \_\_\_\_\_

SERVED AT SAI'S PLACE 134 E MAIN ST Bloom

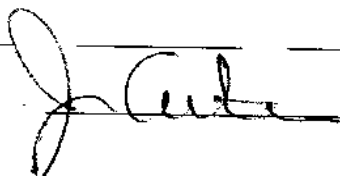
F. OTHER (SPECIFY) ~~NO ADDRESS PER BLANK~~

she lives at ~~320 CATHARINE ST Bloom - 380-1392~~

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>4/16/07</u>	<u>1300</u>	<u>#12</u>	<u>c/c</u>

DEPUTY



DATE 4-24-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/12/2007

SERVICE# 1 - OF - 23 SERVICES  
DOCKET # 60ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

FRANK MENDICINO AND PIETRO PUGLIESE  
McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON FRANCESCA PUGLIESE

RELATIONSHIP GIRLFRIEND IDENTIFICATION \_\_\_\_\_

DATE 4-20-7 TIME 1:35 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

4/16/7 11:00 2 \_\_\_\_\_

DEPUTY

J. Carter

DATE 4-20-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/12/2007

SERVICE# 2 - OF - 23 SERVICES  
DOCKET # 60ED2007

PLAINTIFF

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

DEFENDANT

FRANK MENDICINO AND PIETRO PUGLIESE

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
PIETRO PUGLIESE
40 PONY TRAIL DRIVE
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON FRANCESCA

RELATIONSHIP DAUGHTER IDENTIFICATION \_\_\_\_\_

DATE 4-20-7 TIME 1035 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

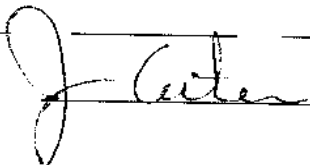
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>4/16/07</u>	<u>1100</u>	<u># 2</u>	
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 4-20-7

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 309-5625

PHONE  
(570) 309-5622

24 HOUR PHONE  
(570) 764-6300

Monday, April 16, 2007

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

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

**DOCKET # 60ED2007**

**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

*See Attached Tax Due*

**Tax Notice** 2007 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH - APRIL: TUE & THUR 1PM TO 6PM  
JUNE 19, 21, 26, 28: 1PM TO 6PM

OR BY APPOINTMENT

**PHONE:** 570-784-9310

FOR: COLUMBIA COUNTY

DATE  
03/01/2007

BILL NO.  
19907

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	59,300	6.146	357.17	364.46	400.91
SINKING		1.345	78.16	79.76	87.74
FIRE		.85	49.40	50.41	55.45
TWP RE		2.5	145.28	148.25	163.08
			630.01	642.88	707.18
The discount & penalty have been calculated for your convenience					

PAY THIS AMOUNT

April 30  
If paid on or before

June 30  
If paid on or before

June 30  
If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

PUGLIESE PIETRO  
1002 QUINCY AVE  
BRONX NY 10465

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 18 -07 -004-06.000	
40 PONY TRAIL DR	
13.59 Acres	Land
	Buildings
	6,941 C+G
	52,359
	59,300
	Total Assessment

This tax returned to  
courthouse on:  
January 1, 2008

If you desire a receipt, send a self-addressed stamped envelope with your payment  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

## REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

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

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

By: Timothy T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/12/2007

SERVICE# 17 - OF - 23 SERVICES  
DOCKET # 60ED2007

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

DEFENDANT FRANK MENDICINO AND PIETRO PUGLIESE  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEUAN

RELATIONSHIP CUSTOMER STATE IDENTIFICATION \_\_\_\_\_

DATE 4-16-07 TIME 1045 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 P M-J DATE 4/16/07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/12/2007

SERVICE# 5 - OF - 23 SERVICES  
DOCKET # 60ED2007

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

DEFENDANT FRANK MENDICINO AND PIETRO PUGLIESE  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

**PERSON/CORP TO SERVED**

SALVATORE & VUNCENZA SALAMONE

3 WIDOW LANE

BLOOMSBURG

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

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

4-16-7 1030 2 ~~McCabe~~ No Fwd

DEPUTY

DATE 4-16-7

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Monday, April 16, 2007

**SALVATORE & VUNCENZA SALAMONE  
3 WIDOW LANE  
BLOOMSBURG, PA 17815-**

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

**DOCKET # 60ED2007**

**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**

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

No. 2007 CV 127 MF

*2007-ED-60*

**NOTICE PURSUANT TO R.C.P. 3129.1 OF**  
**THE SUPREME COURT OF PENNSYLVANIA**

TO THE FOLLOWING DEFENDANTS AND OWNERS:

FRANK MENDICINO and PIETRO PUGLIESE

THIS NOTICE IS GIVEN TO YOU AS OWNERS AND DEFENDANTS IN AN EXECUTION PROCEEDINGS BROUGHT BEFORE THE SHERIFF IN COLUMBIA COUNTY, PENNSYLVANIA, BY CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1, PLAINTIFF, RELATIVE TO THE FOLLOWING JUDGMENT AND EXECUTION NO. 15264153.

THE PROPERTY TOGETHER WITH ITS LOCATION AND IMPROVEMENTS ARE DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS NOTICE; SAID PREMISES WILL BE OFFERED BY THE SHERIFF FOR SALE ACCORDING TO THE INFORMATION SET FORTH IN THIS NOTICE.

THE SHERIFF'S SALE OF PROPERTY WILL BE HELD

ON: June 27, 2007

AT: 9:30 am

IN: THE SHERIFF'S OFFICE OF THE COLUMBIA COUNTY COURTHOUSE,  
25 WEST MAIN STREET, COLUMBIA, PENNSYLVANIA 17815.

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON

AND DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS FROM THE DATE OF THE FILING.

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**ANDREW L. MARKOWITZ, ESQUIRE**

## **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 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 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 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 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 4/12/2007

SERVICE# 13 - OF - 23 SERVICES  
DOCKET # 60ED2007

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

DEFENDANT FRANK MENDICINO AND PIETRO PUGLIESE  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
FRANK BAKER, ESQ.
6009 COLUMBIA BLVD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DAWA McCABE

RELATIONSHIP SECRETARY IDENTIFICATION \_\_\_\_\_

DATE 4/16/07 TIME 1245 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

4/16/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/12/2007

SERVICE# 15 - OF - 23 SERVICES  
DOCKET # 60ED2007

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

DEFENDANT FRANK MENDICINO AND PIETRO PUGLIESE  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DENISE

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 4-16-07 TIME 1100 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

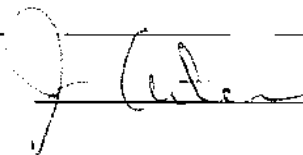
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-16-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/12/2007

SERVICE# 20 - OF - 23 SERVICES  
DOCKET # 60ED2007

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

DEFENDANT FRANK MENDICINO AND PIETRO PUGLIESE  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 4-16-7 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X 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 4-16-7



# REAL ESTATE OUTLINE

ED # 60-07

DATE RECEIVED 4-18-07  
DOCKET AND INDEX 4-16-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR <del>\$1,350.00</del> OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>94049</u>

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

SALE DATE June 27, 07 TIME 0930  
POSTING DATE May 29, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 1  
2<sup>ND</sup> WEEK June 8  
3<sup>RD</sup> WEEK June 15

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 60ED2007 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. 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 defalting 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/>

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 60ED2007 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. 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.
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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/>

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 60ED2007 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 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 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.

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

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

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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/>

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

FACSIMILE TRANSMITTAL SHEET

TO:

*Garcy*

FROM:

*Kim*

COMPANY:

DATE:

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

*5*

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

☐ URGENT

☐ FOR REVIEW

☐ PLEASE COMMENT

☐ PLEASE REPLY

☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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, April 16, 2007

**HEMLOCK SEWER  
FIREHALL RD  
BLOOMSBURG, PA 17815-**

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

**DOCKET # 60ED2007**

**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

**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

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

No. 2007 CV 127 MF

*2007-ED-60*

**NOTICE PURSUANT TO R.C.P. 3129.1 OF**  
**THE SUPREME COURT OF PENNSYLVANIA**

TO THE FOLLOWING DEFENDANTS AND OWNERS:

FRANK MENDICINO and PIETRO PUGLIESE

THIS NOTICE IS GIVEN TO YOU AS OWNERS AND DEFENDANTS IN AN  
EXECUTION PROCEEDINGS BROUGHT BEFORE THE SHERIFF IN COLUMBIA COUNTY,  
PENNSYLVANIA, BY CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN  
MORTGAGE 03-1, PLAINTIFF, RELATIVE TO THE FOLLOWING JUDGMENT AND  
EXECUTION NO. 15264153.

THE PROPERTY TOGETHER WITH ITS LOCATION AND IMPROVEMENTS ARE  
DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS NOTICE; SAID PREMISES WILL BE  
OFFERED BY THE SHERIFF FOR SALE ACCORDING TO THE INFORMATION SET FORTH IN  
THIS NOTICE.

THE SHERIFF'S SALE OF PROPERTY WILL BE HELD

ON: June 27, 2007

AT: 9:30 am

IN: THE SHERIFF'S OFFICE OF THE COLUMBIA COUNTY COURTHOUSE,  
25 WEST MAIN STREET, COLUMBIA, PENNSYLVANIA 17815.

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON

AND DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE  
UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS FROM THE DATE OF  
THE FILING.

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**ANDREW L. MARKOWITZ, ESQUIRE**

## 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.

**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)****Pa.R.C.P. 3180 to 3183 and Rule 3257**Citibank, N.A., as Trustee for Chase Manhattan  
Mortgage 03-1

Plaintiff

v.

Frank Mendicino and Pietro Pugliese

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIANO. 2007 CV 127 MENO. 2007-ED-60

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

All real property and improvements thereon located at:

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

Improvements consisting of a Residential Dwelling.

Debt	\$	177459.13
Interest from 02/27/2007 to	\$	
DATE OF SALE		
@ \$29.17 per diem		
Costs	\$	
Total Due	\$	(plus costs as endorsed)

Dated \_\_\_\_\_

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

Dated: 4-12-2007  
(SEAL)

By: Elizabeth A. Bruner  
Deputy



**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)****Pa.R.C.P. 3180 to 3183 and Rule 3257**Citibank, N.A., as Trustee for Chase Manhattan  
Mortgage 03-1

Plaintiff

v.

Frank Mendicino and Pietro Pugliese

Defendants

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Total Due	\$	(plus costs as endorsed)

Dated \_\_\_\_\_

Tom B. Klein  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: 4-12-2007  
(SEAL)

By: Elizabeth A. Brennan  
Deputy

**McCABE, WEISBERG AND CONWAY, P.C.**

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

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

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**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

*2007-ED-60*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Frank Mendicino  
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 \_\_\_\_\_ at \_\_\_\_\_ **.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.
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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.

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

**ASSOCIATION DE LICENCIADOS**

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**Attorneys for Plaintiff**

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Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2007 CV 127 MF

*2007-ED-60*

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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.

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERENCE 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

No. 2007 CV 127 MF

*2007-ED-600*

**NOTICE PURSUANT TO R.C.P. 3129.1 OF**  
**THE SUPREME COURT OF PENNSYLVANIA**

TO THE FOLLOWING DEFENDANTS AND OWNERS:

FRANK MENDICINO and PIETRO PUGLIESE

THIS NOTICE IS GIVEN TO YOU AS OWNERS AND DEFENDANTS IN AN EXECUTION PROCEEDINGS BROUGHT BEFORE THE SHERIFF IN COLUMBIA COUNTY, PENNSYLVANIA, BY CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 03-1, PLAINTIFF, RELATIVE TO THE FOLLOWING JUDGMENT AND EXECUTION NO. 15264153.

THE PROPERTY TOGETHER WITH ITS LOCATION AND IMPROVEMENTS ARE DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS NOTICE; SAID PREMISES WILL BE OFFERED BY THE SHERIFF FOR SALE ACCORDING TO THE INFORMATION SET FORTH IN THIS NOTICE.

THE SHERIFF'S SALE OF PROPERTY WILL BE HELD

ON:

AT:

IN: THE SHERIFF'S OFFICE OF THE COLUMBIA COUNTY COURTHOUSE,  
25 WEST MAIN STREET, COLUMBIA, PENNSYLVANIA 17815.

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON

AND DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS FROM THE DATE OF THE FILING.

**McCABE, WEISBERG, AND CONWAY, P.C.**

**BY:**

**Attorneys for Plaintiff**

**ANDREW L. MARKOWITZ, ESQUIRE**

**McCABE, WEISBERG AND CONWAY, P.C.**

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

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Defendants

Attorneys for Plaintiff

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2007 CV 127 MF

*2007 ED 60*

**CERTIFICATE**

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

☐ An FHA insured mortgage

☐ Non-owner occupied

☐ Vacant

☒ Act 91 procedures have been fulfilled.

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

  
\_\_\_\_\_  
ANDREW L. MARKOWITZ, ESQUIRE  
McCabe, Weisberg & Conway, PC  
Attorneys for Plaintiff

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

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

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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.

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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.
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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.

**McCABE, WEISBERG AND CONWAY, P.C.**

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

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

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**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

*2007-ED-60*

**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



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

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 Eastern District of PA	615 Chestnut 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
United States of America c/o Attorney for the Western District of PA	633 U.S. Post Office and Courthouse 7 <sup>th</sup> & Grant Streets Pittsburgh, PA 15219
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.

April 4, 2007

DATE

**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**

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

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

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**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

*2007-ED 60*

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Denise Yannone	2555 Old Berwick Road Bloomsburg, PA 17815

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Name	Address
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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

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 Eastern  
District of PA

615 Chestnut 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

United States of America  
c/o Attorney for the Western  
District of PA

633 U.S. Post Office and Courthouse  
7<sup>th</sup> & Grant Streets  
Pittsburgh, PA 15219

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.

April 4, 2007  
DATE

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

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## **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 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.