

Signed this 22 day of July, 2010.

Lienor: Julia Redcay
David Redcay Frank E. Redcay

By: _____
Officer or Agent

State of Pennsylvania
County of Columbia }

On _____, 20____ before me, _____
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____
Signature of Notary

Affiant _____ Known _____ Produced ID _____

Type of ID _____
(Seal)

FAX

The Son's Power
163 International Drive
Lewisburg, PA 17837



Date: 7/29/2010
Send To: SHERIFF CHAMBERLAIN
Attention: 570-389-5625
From: JULIA REDCAY
Phone Number: FAX 570-523-0416

Total Pages Including Cover: 3

Urgent ☐ Reply ASAP ☐ Please Comment ☐

Please Review ☐

For Your Information ☐

Comments: RE: CORRADIU)

SHERIFF SALE

Claim of Lien

State of Pennsylvania
County of Columbia

Before me, the undersigned Notary Public, personally appeared _____
who duly sworn says that he is (the lienor herein) (the agent of the lienor herein) whose address is
1160 Pheasant Ridge Rd, Lehigh PA 18037
and that in accordance with a contract with Damyon Corradini
lienor furnished labor, services or materials consisting of: (Describe specially fabricated materials
separately) provided 500 shares of common stock of HUNS Morey, Inc.
@ \$20.00 per share
for a total of \$30,000.00.

on the following described real property in _____ County,
State of _____:

(Describe real property sufficiently for identification, including street and number: _____

by _____ owned
total value of Thirty Thousand Dollars (\$ 30,000.00)
of which there remains unpaid Thirty Thousand Dollars (\$ 30,000.00)
and furnished the first of the items on Dec 16th, 2004 and the last of the
items on _____, 20____ and (if the lien is claimed by one
not in privity with the owner) that the lienor served his notice to owner on
20____ by _____
(Method of Service)

And, (if required) that the lienor served copies of the notice on the contract on _____
20____, by _____, and on the subcontractor
on 20____, by _____ (Method of Service)
lender _____, on _____, and (if known) on the
_____ by _____
(Method of Service)

Signed this 22 day of July, 2010

Lienor: Julia Redcay [Signature]
David Redcay [Signature]

By: _____
Officer or Agent

State of Pennsylvania
County of Columbia }

On _____, 20____ before me, _____
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
Signature of Notary

Affiant _____ Known _____ Produced ID

Type of ID _____
(Seal)

FRIEDMAN SCHUMAN

Peter S. Friedman¹
Kerry Scott Schuman¹
David A. Applebaum¹
Robert H. Nemeroff
Daniel D. McCaffery
Jeffrey R. Hoffmann¹⁸
Sean P. Kilkenny¹
Gary Tannenbaum¹
Robert A. Bacine¹
David E. Stern
Jill Evantash Schuman¹
Thomas A. Nelson, III¹
Michael J. Savona
Marjorie J. Scharpf¹
David J. Sander
Barbara R. Merlie
Julia Morrow¹
Todd Eisenberg
Richard T. Micco
Amy C. Quigg
Richard J. Molish

¹LLM in Taxation
¹⁸Also admitted to practice in NJ
¹Also admitted to practice in FL
¹Also admitted to practice in DE

Attorneys at Law • A Professional Corporation
101 Greenwood Avenue, Fifth Floor
Jenkintown, Pennsylvania 19046-2636
(215) 635-7200 • (215) 635-7212 fax
www.fsalaw.com

DIRECT DIAL (215) 690-3878

SENDER'S EMAIL:
SCOURTNEY@FSALAW.COM

Bucks County Office
196 West Ashland Street
Doylestown, PA 18901
(267) 794-0200

New Jersey Office
1040 Kings Highway, Suite 200
Cherry Hill, NJ 08034
(856) 616-8818

Delaware Office
Suite 728
1201 N. Orange Street
Wilmington, DE 19801
(302) 884-6730

OF COUNSEL
Lawrence R. Lesser

SPECIAL COUNSEL
Jon D. Fox
5697.00049

July 20, 2010

Prothonotary
Courthouse
35 West Main Street
Bloomsburg, PA 17815

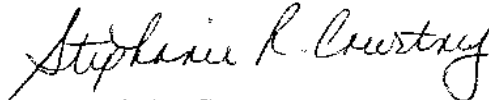
**Re: National Capital Management, L.P. vs. Damyon Corradini, Rosemary
Corradini and Northeast Ironhorse, Inc.
CCP Columbia County, No. 2010-CV-402**

Dear Sir/Madam:

Enclosed herewith for filing please find an Affidavit of Service with regard to the above matter. Kindly have timestamped and returned to my attention in the enclosed self addressed stamped envelope the copy of same included herewith.

Please do not hesitate to contact me should you have any questions or require additional information. Thank you.

Very truly yours,



Stephanie R. Courtney
Legal Assistant

/src

Enclosures

cc: Sheriff of Columbia County

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.**
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

AFFIDAVIT OF SERVICE

KERRY S. SCHUMAN, ESQUIRE, being duly sworn according to law, deposes and says
that on July 14, 2010, he did send by certified mail, return receipt requested, a true and correct
copy of the Notice of Sheriff's Sale of Real Property regarding the above-captioned matter to:

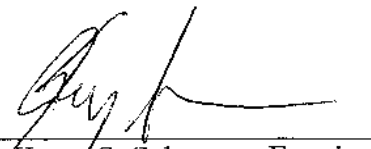
Internal Revenue Service
601 Market Street
Philadelphia, PA 19106

Internal Revenue Service
Federal Building, Liberty Avenue
Pittsburgh, PA 15219

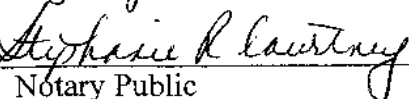
Attention: Chief, Special Procedures

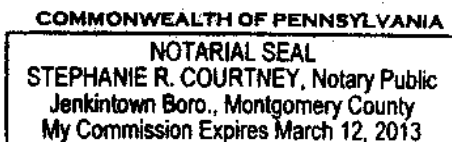
Attention: Chief, Special Procedures

A true and correct copy of the return receipts dated July 15, 2010 and July 16, 2010 are
attached hereto.


Kerry S. Schuman, Esquire
Attorney for Plaintiff

Sworn to and subscribed
before me this 20th day
of July, 2010.


Notary Public



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Internal Revenue Service
Federal Building, Liberty Avenue
Pittsburgh, PA 15219

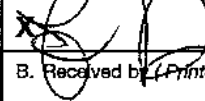
Attn: Chief, Special Procedures

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature



- ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

7/16/10

- 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

7009 0820 0001 9660 8550

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Internal Revenue Service
601 Market Street
Philadelphia, PA 19106

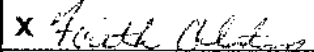
Attn: Chief, Special Procedures

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature



- ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

7/15/2010

- 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

7009 0820 0001 9660 8529

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

Tax Notice 2010 County & Municipality
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815
HOURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM
DURING DISCOUNT & LAST TWO WKS OF FACE
PHONE: 570-784-1581

FOR: COLUMBIA County				DATE	BILL NO.
				03/01/2010	7464
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	175,408	6.146	1,006.50	1,078.06	1,185.87
SINKING		1.345	231.20	235.92	259.51
FIRE/LIBRARY		.58	99.71	101.74	111.91
DEBT SERVICE		.882	151.62	154.71	170.18
STREET LIGHT		1.2	206.28	210.49	231.54
TOWN RE		7.159	1,230.63	1,255.75	1,381.33
The discount & penalty have been calculated for your convenience			2,975.94	3,036.67	3,340.34
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

CORRADINI DAMYON & ROSEMARY
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-04 -062-00,000
35 37 E MAIN ST
.2172 Acres Land 4,730
Buildings 170,678
Total Assessment 175,408

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 001781 TAXCOLLECTOR COPY				
TOWN OF BLOOMSBURG		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT
MAKE CHECKS PAYABLE TO: MARY F. WARD 301 East Second Street Bloombsburg, PA 17815		Real Estate	175408	37.500	6446.24	6577.80
						7235.58
INSTALLMENT PLAN		ASSESSED VALUE	175408	6577.80	6446.24	6577.80
<input type="checkbox"/> First Installment	2192.60			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
<input type="checkbox"/> Second Installment	2192.60			AUG 31	OCT 31	OCT 31
<input type="checkbox"/> Third Installment	2192.60					
		TAXABLE ASSESSMENT	175408	6577.80		

SCHOOL PENALTY @ 10%

M
A CORRADINI DAMYON & ROSEMARY
I 536 MOUNTAIN SHADOW LANE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E04 06200000		11632
3537 E MAIN ST	4730.00	THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2011
20080-1149	170678.00	
0.22 ACRES		

NAME AND ADDRESS CORRECTION REQUESTED

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 784-6300

Monday, April 26, 2010

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING AGENT FOR TEAM
CAPITAL BANK
VS
DAMYON CORRADINI AND ROSEMARY CORRADINI AND NORTHEAST
IRONHORSE, INC.**

DOCKET # 60ED2010

JD # 402JD2010

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

FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT, L.P.,
Servicing Agent for Team Capital Bank
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST IRONHORSE,
INC.

NO. 2010-CV-402

60ED2010

Defendants

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Damyon Corradini and Rosemary Corradini and Northeast Ironhorse, Inc.

Your properties at Premises "A" 35-37 E. Main Street, Bloomsburg, PA 17815 and 36 Ridge Avenue, Bloomsburg, PA 17815 and Premises "B" 120 W. 11th Street, Berwick, PA 18603, is scheduled to be sold at Sheriff's Sale on Aug 4, 2010, at 9:00 am a.m., at 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$796,225.50 plus legal interest of \$22,400.00 and late charges of \$1,085.00 for a subtotal of \$819,710.50, obtained by National Capital Management, L.P., Servicing Agent for Team Capital Bank 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 National Capital Management, L.P., Servicing Agent for Team Capital Bank the amount of the judgment plus costs, the back payments, late charges costs and reasonable attorneys fees due. To find out how much you must pay, you may call Kerry S. Schuman, Esquire at (215) 635-7200.
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 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 bid price by calling Kerry S. Schuman, Esquire, at: (215) 635-7200.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Kerry S. Schuman, Esquire, at (215) 635-7200.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your properties. A schedule of distribution of the money bid for your properties will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution. You should check with the Sheriff's office by calling (570) 389-5622 to determine the actual date of the filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your properties back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA LAWYER REFERRAL SERVICE

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

Respectfully submitted,

FRIEDMAN, SCHUMAN, APPLEBAUM,
NEMEROFF & MCCAFFERY, P.C.

By: 

Kerry S. Schuman, Esquire
Attorney for Plaintiff

FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

60-10

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

AFFIDAVIT PURSUANT TO RULE 3129.1

NATIONAL CAPITAL MANAGEMENT, L.P., Servicing Agent for Team Capital Bank, Plaintiff in the above action, sets forth as of the date that the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

Premises "A"
35-37 E. Main Street
Bloomsburg, PA 17815
and 36 Ridge Avenue
Bloomsburg, PA 17815

Premises "B"
120 W. 11th Street
Berwick, PA 18603

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

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

Damyon Corradini and Rosemary Corradini
536 Mt. Shadow Lane
Bloomsburg, PA 17815

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

Damyon Corradini and Rosemary Corradini 536 Mt. Shadow Lane Bloomsburg, PA 17815	Northeast Ironhorse, Inc. 536 Mt. Shadow Lane Bloomsburg, PA 17815
--	--

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

First Columbia Bank & Trust Company 232 East Street Bloomsburg, PA 17815	John W. Troxell, Jr. and Collenn Troxell 809 N. Fenwick Street Allentown, PA 18109
--	--

Commonwealth of Pennsylvania PA Department of Revenue Dept #280946 Harrisburg, PA 17128	Hengel Group 1696 Hemlock Road Catawissa, PA 17820
--	--

Hengel Group c/o Christopher B. Jones, Esquire 406 Jefferson Avenue Scranton, PA 18501	National Capital Management, L.P. 455 Pennsylvania Avenue Suite 2LF Fort Washington, PA 19034
---	--

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

National Capital Management, L.P.,
Servicing Agent for Team Capital Bank
455 Pennsylvania Avenue
Suite 2LF
Fort Washington, PA 19034

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

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

Columbia County Domestic Relations Department 15 Perry Avenue Bloomsburg, PA 17815	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
---	---

Commonwealth of Pennsylvania
Dept. of Public Welfare
Third Floor W
Health & Welfare Bldg.
Harrisburg, PA 17120

Equity Lending In. Defined Benefit Plan
PO Box 4208
Gaithersburg, MD 20885

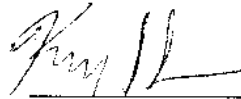
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

N/A

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. Sec. 4904 relating to unsworn falsification to authorities.

DATE

4/20/10



KERRY S. SCHUMAN, ESQUIRE
Attorney for Plaintiff



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.

NATIONAL CAPITAL MANAGEMENT

VS.

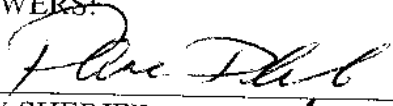
DAMYON & ROSEMARY CORRADINI AND
NORTHEAST IRON HORSE INC.


WRIT OF EXECUTION #60 OF 2010 ED

POSTING OF PROPERTY

JUNE 30, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAMYON & ROSEMARY CORRADINI AND NORTHEAST IRON HORSE AT
120 W. 11TH STREET BERWICK AND 35-37 WEST MAIN STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

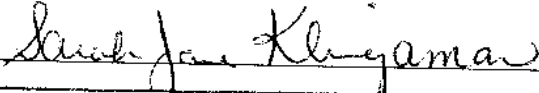
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

**NATIONAL CAPITAL MANAGEMENT, L.P.,
SERVICING AGENT FOR TEAM CAPITAL
BANK**

Docket # 60ED2010

VS

MORTGAGE FORECLOSURE

**DAMYON CORRADINI AND ROSEMARY
CORRADINI AND NORTHEAST
IRONHORSE, INC.**

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 28, 2010, AT 2:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON NORTHEAST IRONHORSE INC. AT 35-37 WEST MAIN STREET, BLOOMSBURG BY HANDING TO DAMYON CORRADINI, OWNER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 28, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

x *Timothy T. Chamberlain*
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF & MCCAFFERY, P.C.
101 GREENWOOD AVENUE, FIFTH FLOOR
Suite
JENKINTOWN, PA 19046-2636

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NATIONAL CAPITAL MANAGEMENT, L.P.,
SERVICING AGENT FOR TEAM CAPITAL
BANK

Docket # 60ED2010

VS

MORTGAGE FORECLOSURE

DAMYON CORRADINI AND ROSEMARY
CORRADINI AND NORTHEAST
IRONHORSE, INC.

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 28, 2010, AT 2:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON ROSEMARY CORRADINI AT 35 E MAIN STREET, BLOOMSBURG
BY HANDING TO ROSEMARY CORRADINI, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 28, 2010

NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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) 704-8300

NATIONAL CAPITAL MANAGEMENT, L.P.,
SERVICING AGENT FOR TEAM CAPITAL
BANK

Docket # 60ED2010

VS

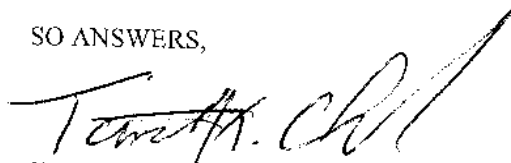
MORTGAGE FORECLOSURE

DAMYON CORRADINI AND ROSEMARY
CORRADINI AND NORTHEAST
IRONHORSE, INC.

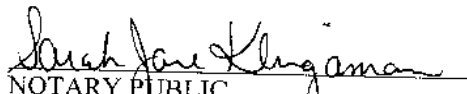
AFFIDAVIT OF SERVICE

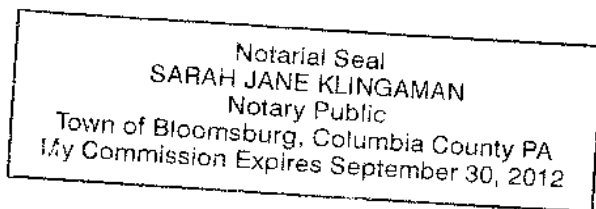
NOW, THIS WEDNESDAY, APRIL 28, 2010, AT 2:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DAMYON CORRADINI AT 35 E MAIN STREET, BLOOMSBURG BY
HANDING TO DAMYON CORRADINI, , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 28, 2010


NOTARY PUBLIC



FRIEDMAN SCHUMAN

Peter S. Friedman¹
Kerry Scott Schuman¹
David A. Applebaum¹
Robert H. Nemeroff
Daniel D. McCaffery
Jeffrey R. Hoffmann⁴
Sean P. Kilkeny¹
Gary Tannenbaum¹
Robert A. Bacine¹
David E. Stern
Jill Evantash Schuman¹
Thomas A. Nelson, III¹
Michael J. Savona
Marjorie J. Scharpf¹
David J. Sander
Barbara R. Merlie
Julia Morrow¹
Todd Eisenberg
Richard T. Micco
Amy C. Quigg
Richard J. Molish

¹LLM in Taxation
²Also admitted to practice in NJ
³Also admitted to practice in FL
⁴Also admitted to practice in DE

Attorneys at Law • A Professional Corporation
101 Greenwood Avenue, Fifth Floor
Jenkintown, Pennsylvania 19046-2636
(215) 635-7200 • (215) 635-7212 fax
www.fsallaw.com

DIRECT DIAL (215) 690-3878

SENDER'S EMAIL:
SCOURTNEY@FSALAW.COM

Bucks County Office
196 West Ashland Street
Doylestown, PA 18901
(267) 794-0200

New Jersey Office
1040 Kings Highway, Suite 200
Cherry Hill, NJ 08034
(856) 616-8818

Delaware Office
Suite 728
1201 N. Orange Street
Wilmington, DE 19801
(302) 884-6730

OF COUNSEL
Lawrence R. Lesser

SPECIAL COUNSEL
Jon D. Fox
5697.00049

May 28, 2010

Prothonotary
Courthouse
35 West Main Street
Bloomsburg, PA 17815

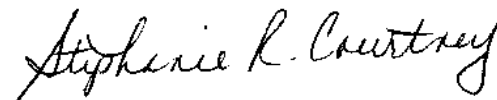
Re: National Capital Management, L.P. Servicing Agent for Team Capital Bank vs. Danyon Corradini and Rosemary Corradini and Northeast Ironhorse, Inc. CCP Columbia County, NO. 2010-CV-402 Premises "A" 35-37 E. Main Street, Bloomsburg, PA 17815, 36 Ridge Avenue, Bloomsburg, PA 17815 and Premises "B" 120 W. 11th Street, Berwick, PA 18603

Dear Sir/Madam:

Enclosed herewith for filing please find an Affidavit of Service with regard to the above matter. Kindly have timestamped and returned to my attention in the enclosed self addressed stamped envelope the copy of same included herewith.

Thank you.

Very truly yours,



Stephanie R. Courtney
Legal Assistant

/src

Enclosures

cc: Sheriff of Columbia County

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.**
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

AFFIDAVIT OF SERVICE

KERRY S. SCHUMAN, ESQUIRE, being duly sworn according to law, deposes and says that on 5/21/10, he did send by regular mail, postage prepaid, a true and correct copy of the Notice of Sheriff's Sale of Real Property regarding the above-captioned matter to:

First Columbia Bank & Trust Company
232 East Street
Bloomsburg, PA 17815

John W. Troxell, Jr. and Collenn Troxell
809 N. Fenwick Street
Allentown, PA 18109

Commonwealth of Pennsylvania
PA Department of Revenue
Dept #280946
Harrisburg, PA 17128

Hengel Group
1696 Hemlock Road
Catawissa, PA 17820

Hengel Group
c/o Christopher B. Jones, Esquire
406 Jefferson Avenue
Scranton, PA 18501

National Capital Management, L.P.
455 Pennsylvania Avenue
Suite 2LF
Fort Washington, PA 19034

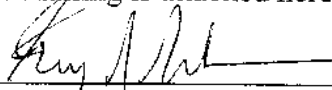
Columbia County
Domestic Relations Department
15 Perry Avenue
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Dept. of Public Welfare
Third Floor W
Health & Welfare Bldg.
Harrisburg, PA 17120

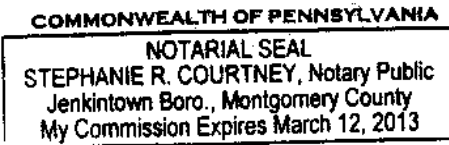
Equity Lending In. Defined Benefit Plan
PO Box 4208
Gaithersburg, MD 20885

A true and correct copy of each Certificate of Mailing is attached hereto.


Kerry S. Schuman, Esquire
Attorney for Plaintiff

Sworn to and subscribed
before me this 28th day
of May, 2010.


Notary Public

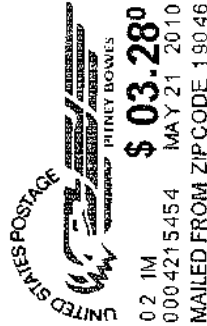


Name and Address of Sender
Friedman, Schuman, P.C.
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix stamp here
(If issued as a
certificate of n
or for addition
copies of this t
Postmark and
Date of Receipt



Line	Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1		First Columbia Bank & Trust Company 232 East Street Bloomsburg, PA 17815	.44	.41									
2		John W. Troxell, Jr. and Collenn Troxell 809 N. Fenwick Street Allentown, PA 18109											
3		Commonwealth of Pennsylvania PA Department of Revenue, Dept #280946 Harrisburg, PA 17128											
4		Hengel Group 1696 Hemlock Road Catawissa, PA 17820											
5		Hengel Group, c/o Christopher B. Jones, Esquire 406 Jefferson Avenue Scranton, PA 18501											
6		National Capital Management, L.P. 455 Pennsylvania Avenue, Suite 2LF Fort Washington, PA 19034											
7		Columbia County, Domestic Relations Department 15 Perry Avenue Bloomsburg, PA 17815											
8		Columbia County Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815											

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8
POSTMASTER, PER (Name of receiving employee):
Signature: [Signature]
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS Form 3877, February 2002
NCM/Corradini 5697.00049
Complete by Typewriter, Ink, or Ball Point Pen

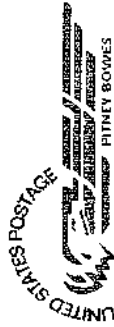
Name and Address of Sender
Friedman, Schuman, P.C.
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix stamp here
(If issued as a
certificate of
or for addition
copies of this
Postmark and
Date of Receipt)



02 1M
0004215454 MAY 21 2010
MAILED FROM ZIP CODE 19046

Line	Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1		Commonwealth of Pennsylvania, Dept. of Public Welfare, Third Floor W, Health & Welfare Bldg, Harrisburg, PA 17120	.44	.41									
2		Equity Lending In. Defined Benefit Plan PO Box 4208 Gaithersburg, MD 20885											
3		LLS Financial, LLC Assignee of Sovereign Bank 101 Greenwood Avenue, Fifth Floor Jenkintown, PA 19046											
4		City of Philadelphia Law Department 1515 Arch Street, 15th Floor Philadelphia, PA 19102											
5		City of Philadelphia, L & IH & F 1515 Arch Street, 15th Floor Philadelphia, PA 19102											
6		Philadelphia Adult Probation Department 1401 Arch Street #1343 Philadelphia, PA 19102											
7		Philadelphia Traffic Court 800 Spring Garden Street, PO Box 12866 Philadelphia, PA 19108-0866											
8		Philadelphia Traffic Court 909 Filbert Street Philadelphia, PA 19107											



Total Number of Pieces Listed by Sender 8

Total Number of Pieces Received at Post Office

POSTMASTER, PER (Name of receiving employee)

[Signature]

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third-Class parcels. Special delivery service also includes special handling service.

PS Form 3877, February 2002

Complete by Typewriter, Ink, or Ball Point Pen

NCM/Corradini 5697 00049
LLS Financial/Terrence Brown 8211.00003 (Case No. 00097)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 4/23/2010

SERVICE# 6 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED
HENGEL GROUP
1696 HEMLOCK ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Elmer Golla

RELATIONSHIP investor IDENTIFICATION _____

DATE 4-30-10 TIME 1434 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

4-27-10 1114 4 LC

4-28-10 0755 4 - spoke w/ Elmer - meeting him Friday 4/30/10 @ 2:30/3:00

DEPUTY

J. Allison DATE 4-30-10

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

April 28, 2010

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

RE: Damyon Corradini, Rosemary Corradini & Northeast Ironhorse, Inc.
35-37 E. Main Street
36 Ridge Avenue
Bloomsburg, Pa. 17815

DOCKET # 60ED2010

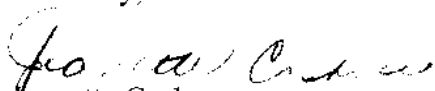
JD # 402JD2010

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$3051.16.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager



April 30, 2010

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

**NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING AGENT FOR
TEAM CAPITAL BANK**

VS.

**DAMYON CORRADINI AND ROSEMARY CORRADINI AND
NORTHEAST IRONHORSE, INC.**

DOCKET # 60ED2010

JD # 402JD2010

Dear Timothy:

The amount due on the sewer account #109870 for the property located at 120 W.
11th Street Berwick, Pa through September 30, 2010 is \$533.75.

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

Sincerely,

Kelly Noss
Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/23/2010

SERVICE# 1 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIED MAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

DAMYON CORRADINI

536 MT. SHADOW LANE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Damyon

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-28-10 TIME 1430 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) _____

35 F Men Blon

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/23/2010

SERVICE# 2 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

ROSEMARY CORRADINI

536 MT. SHADOW LANE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Rosemary

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-28-10 TIME 1430 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) _____

35 E Main St Bloomsburg

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TC

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 14 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED
NORTHEAST IRONHORSE INC.
35-37 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Damyon

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-28-10 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 3 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED
FIRST COLUMBIA BANK & TRUST CO.
232 EAST STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Neivus

RELATIONSHIP Corporate operations IDENTIFICATION _____

DATE 4-27-10 TIME 1546 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

[Signature]

DATE 4-27-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 12 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Mary Ward

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 4-27-10 TIME 1430 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) Posted at PCB

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

4-27-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 10 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

Janet Cashner

RELATIONSHIP

Sewer Auth. office manager

IDENTIFICATION

DATE

4-27-10

TIME

1432

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

Gallion

DATE

4-27-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/23/2010

SERVICE# 11 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 04/26/10 TIME 1425 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 04/26/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/23/2010

SERVICE# 13 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/26/10 TIME 1455 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

04/26/10

Tax Notice 2010 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

03/01/2010

BILL NO.
3075

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	68,163	6.146	410.55	418.93	460.82
SINKING		1.345	89.85	91.68	100.85
FIRE		1.25	83.50	85.20	89.46
LIGHT		1.75	116.90	119.29	125.25
BORO RE		11.1	741.48	756.61	794.44
The discount & penalty have been calculated for your convenience			1,442.28 April 30 If paid on or before	1,471.71 June 30 If paid on or before	1,570.82 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CORRADINI DAMYON & ROSEMARY
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-03 -031-00,000
W ELEVENTH ST
.1591 Acres Land 2,772
Buildings 65,391
Total Assessment 68,163

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 15 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Mauseen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-26-10 TIME 1544 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

F. Allison DATE 4-26-10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-APR-10

FEE: \$5.00

CERT. NO7711

CORRADINI DAMYON & ROSEMARY
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20080-1149
LOCATION: 35 37 E MAIN ST BLOOMSBURG
PARCEL: 05E-04 -062-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT DUE
2009	PRIM	7,186.92	261.93	0.00	7,448.85
TOTAL DUE :					\$7,448.85

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/23/2010

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 60ED2010

PLAINTIFF NATIONAL CAPITAL MANAGEMENT, L.P., SERVICING
AGENT FOR TEAM CAPITAL BANK

DEFENDANT DAMYON CORRADINI AND ROSEMARY CORRADINI
AND NORTHEAST IRONHORSE, INC.

ATTORNEY FIRM FRIEDMAN, SCHUMAN, APPELBAUM, NEMEROFF &
MCCAFFERY, P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-26-10 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J Allison

DATE

4-26-10

REAL ESTATE OUTLINE

ED # 60-10

DATE RECEIVED 4-25-10
DOCKET AND INDEX 4-26-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒ - call at 4-26-10
NOTICES OF SHERIFF SALE ☒ call for
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 100445
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 11, 10 TIME 0900
POSTING DATE June 28, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK June 14
2ND WEEK 21
3RD WEEK 28, 10

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2010 ED AND CIVIL WRIT NO. 402 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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:

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley;

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A")

TAX PARCEL #04B-03-031 (PREMISES "B")

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 the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Kerry Schuman
101 Greenwood Avenue
Jenkintown, PA 19046

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

NATIONAL CAPITAL MANAGEMENT, L.P.,
Servicing Agent for Team Capital Bank
VS.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST IRONHORSE,
INC.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA
NO. 2010-CV-402

WRIT OF EXECUTION
(MONEY JUDGMENT)

2010-ED-LoO

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA CIVIL ACTION-LAW

TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgment, interest and costs against Damyon Corradini and Rosemary Defendant(s);
Corradini and Northeast Ironhorse, Inc.

You are directed to levy upon the property of the defendant(s) and to sell his, her (or their) interest therein;
(Inquisition and Exemption Laws (are) (are not) waived.

1. You are also directed to attach the property of the defendant not levied upon in the possession of
Garnishee(s)

(Specifically describe property)

Premises "A"
35-37 E. Main Street
Bloomsburg, PA 17815
and 36 Ridge Avenue
Bloomsburg, PA 17815

Premises "B"
120 W. 11th Street
Berwick, PA 18603

(See legal description attached)

and to notify the Garnishee(s) that

(a) an attachment has been issued;

(b) the garnishee(s) is enjoined from paying any debt to or for the account of the defendant(s) and
from delivering any property of the defendant(s) or otherwise disposing thereof.

2. If the property of the defendant(s) not levied upon and subject to attachment is found in the possession of
anyone other than the named garnishee(s), you are directed to notify him that he has been added as a garnishee
and is enjoined as above stated.

Amount due	\$796,225.50
Interest from 2/16/10	22,400.00
Late fees from 2/16/10	1,085.00
Subtotal	\$819,710.50
Attys Comm	
Total	
Plus costs	

Dated 4-23-10
(SEAL)

Prothonotary, Court of Common Pleas of
County, Penna.

By Tami B Kline / KPB/
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A")

TAX PARCEL #04B-03-031 (PREMISES "B")

Document Receipt

Trans # 21135 Carrier / service: POST 2PM 4/26/2010

Ship to: 21135

COMMONWEALTH OF PA

DEPT OF PUBLIC WELFARE
HEALTH & WELFARE BUILDING

Tracking #: 9171924291001000001386

Doc Ref #: 60ED2010

HARRISBURG PA 17120

Document Receipt

Trans # 21134 Carrier / service: POST 2PM 4/26/2010

Ship to: 21134

HENGEL GROUP C/O

ATTY CHRISTOPHER JONES

406 JEFFERSON AVENUE

SCRANTON PA 18501

Tracking #: 9171924291001000001379

Doc Ref #: 60ED2010

Document Receipt

Trans # 21133 Carrier / service: POST 2PM 4/26/2010

Ship to: 21133

COMMONWEALTH OF PA

DEPT OF REVENUE

DEPT 280946

Tracking #: 9171924291001000001362

Doc Ref #: 60ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 21132 Carrier / service: POST 2PM 4/26/2010

Ship to: 21132

JOHN AND COLENN TROXELL

809 N. FENWICK STREET

Tracking #: 9171924291001000001355

Doc Ref #: 60ED2010

ALLENTOWN PA 18109

Document Receipt

Trans # 21139 Carrier / service: POST 2PM 4/26/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000001423

Doc Ref #: 60ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21140 Carrier / service: POST 2PM 4/26/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001430

Doc Ref #: 60ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 21138 Carrier / service: POST 2PM 4/26/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000001416

Doc Ref #: 60ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 21137 Carrier / service: POST 2PM 4/26/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000001409

Doc Ref #: 60ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 21136 Carrier / service: POST 2PM 4/26/2010

Ship to: 21136

EQUITY LENDING IN.

DEFINED BENEFIT PLAN

PO BOX 4208

Tracking #: 9171924291001000001393

Doc Ref #: 60ED2010

GAITHERSBURG MD 20885

FRIEDMAN SCHUMAN

Attorneys at Law • A Professional Corporation

101 Greenwood Avenue, Fifth Floor
Jenkintown, Pennsylvania 19046-2636
(215) 635-7200 • (215) 635-7212 fax
www.fsalaw.com

FACSIMILE COVER SHEET

DATE: April 26, 2010
TO: Sheriff Chamberlin
FAX: 570.389.5625
FROM: Kerry S. Schuman, Esquire
DOCUMENT: Affidavit of Non-Military Service & Waiver of Watchman
NUMBER OF PAGES 3
(including this sheet)

MESSAGE/SPECIAL INSTRUCTIONS:

Please let us know if you need anything further. Thank you.

Original will x will not follow by regular mail

PLEASE CALL US IMMEDIATELY IF THERE ARE ANY PROBLEMS
DURING THIS TRANSMISSION
OUR MAIN NUMBER IS (215) 635-7200
OUR FACSIMILE NUMBER IS (215) 635-7212

The information contained in this facsimile message is attorney privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via the U. S. Postal Service. Thank you.

FOR OFFICE USE ONLY:

OPERATOR: src

CLIENT/MATTER NAME: 5697.00049

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.**
BY: Kerry S. Schuman, Esquire
Attorney LD. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT, L.P.,
Servicing Agent for Team Capital Bank
455 Pennsylvania Avenue, Suite 2LF
Fort Washington, PA 19034
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

v.
DAMYON CORRADINI
536 Mt. Shadow Lane
Bloomsburg, PA 17815
and
ROSEMARY CORRADINI
536 Mt. Shadow Lane
Bloomsburg, PA 17815
and
NORTHEAST IRONHORSE, INC.
536 Mt. Shadow Lane
Bloomsburg, PA 17815
Defendants

AFFIDAVIT OF NON-MILITARY SERVICE

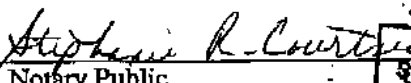
Richard Frankel, being duly sworn according to law, deposes and states that he is the Authorized Member of Klarity Investments, LLC, the sole general partner of National Capital Management, L.P., the Plaintiff in the above-captioned matter; that he is authorized to make this Affidavit on behalf of the Plaintiff; that the occupations of the Defendants are mechanic/businessman – Damyon Corradini; unknown as to Rosemary Corradini; and that the individual Defendants are not in the Military Service of the United States, nor any State or Territory thereof, or its allies, as defined in the Soldiers' and Sailors' Civil Relief Act of 1940, and the amendments thereto.

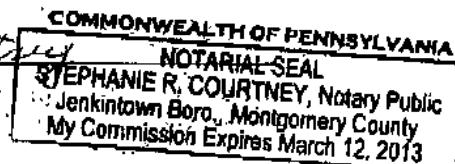
**National Capital Management, L.P.
By: Klarity Investments, LLC,
its general partner,**

By: 

Richard Frankel, Authorized Member

Sworn to and subscribed
before me this 9th day
of March, 2010.


Notary Public



**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200**

Attorney for Plaintiff

**NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff**

v.

**DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2010-CV-402

WAIVER OF WATCHMAN

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



**KERRY S. SCHUMAN, ESQUIRE
Attorney for Plaintiff**

NATIONAL CAPITAL MANAGEMENT, L.P.,
Servicing Agent for Team Capital Bank
VS.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST IRONHORSE,
INC.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA
NO. 2010-CV-402

WRIT OF EXECUTION
(MONEY JUDGMENT)

2010-ED-60

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA CIVIL ACTION-LAW
TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgment, interest and costs against Damyon Corradini and Rosemary Defendant(s);
Corradini and Northeast Ironhorse, Inc.

You are directed to levy upon the property of the defendant(s) and to sell his, her (or their) interest therein;
(Inquisition and Exemption Laws (are) (are not) waived.

1. You are also directed to attach the property of the defendant not levied upon in the possession of
Garnishee(s)

(Specifically describe property)

Premises "A"
35-37 E. Main Street
Bloomsburg, PA 17815
and 36 Ridge Avenue
Bloomsburg, PA 17815

Premises "B"
120 W. 11th Street
Berwick, PA 18603

(See legal description attached)

and to notify the Garnishee(s) that

(a) an attachment has been issued;

(b) the garnishee(s) is enjoined from paying any debt to or for the account of the defendant(s) and
from delivering any property of the defendant(s) or otherwise disposing thereof.

2. If the property of the defendant(s) not levied upon and subject to attachment is found in the possession of
anyone other than the named garnishee(s), you are directed to notify him that he has been added as a garnishee
and is enjoined as above stated.

Amount due	\$796,225.50
Interest from 2/16/10	22,400.00
Late fees from 2/16/10	1,085.00
Subtotal	\$819,710.50
Attys Comm	
Total	
Plus costs	

Dated 4-23-10

(SEAL)

Prothonotary, Court of Common Pleas of
County, Penna.

By Tami B Kline [KPB]
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A")

TAX PARCEL #04B-03-031 (PREMISES "B")

NATIONAL CAPITAL MANAGEMENT, L.P.,
Servicing Agent for Team Capital Bank
VS.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST IRONHORSE,
INC.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA
NO. 2010-CV-402

WRIT OF EXECUTION
(MONEY JUDGMENT)

2010-EB-60

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA CIVIL ACTION-LAW

TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgment, interest and costs against Damyon Corradini and Rosemary Defendant(s);
Corradini and Northeast Ironhorse, Inc.

You are directed to levy upon the property of the defendant(s) and to sell his, her (or their) interest therein;
(Inquisition and Exemption Laws (are) (are not) waived.

1. You are also directed to attach the property of the defendant not levied upon in the possession of
Garnishee(s)

(Specifically describe property)

Premises "A"
35-37 E. Main Street
Bloomsburg, PA 17815
and 36 Ridge Avenue
Bloomsburg, PA 17815

Premises "B"
120 W. 11th Street
Berwick, PA 18603

(See legal description attached)

and to notify the Garnishee(s) that

(a) an attachment has been issued;

(b) the garnishee(s) is enjoined from paying any debt to or for the account of the defendant(s) and
from delivering any property of the defendant(s) or otherwise disposing thereof.

2. If the property of the defendant(s) not levied upon and subject to attachment is found in the possession of
anyone other than the named garnishee(s), you are directed to notify him that he has been added as a garnishee
and is enjoined as above stated.

Amount due	\$796,225.50
Interest from 2/16/10	22,400.00
Late fees from 2/16/10	1,085.00
Subtotal	\$819,710.50
Attys Comm	
Total	
Plus costs	

Dated 4-23-10

(SEAL)

Prothonotary, Court of Common Pleas of
County, Penna.

By Tami B Kline / KPB
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA**

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

NO. 2010-CV-402

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon.

(a) I desire that my \$300.00 statutory exemption be

(i) set aside in kind (specify property to be set aside in kind):

(ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify and basis of exemption):

2. From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption: [] in cash [] in kind (specify property):

(b) Social Security benefits on deposit in the amount of :\$_____

(c) other (specify amount and basis of exemption):_____

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me to _____

Address

Telephone

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

Defendant _____

This Claim to be Filed With: Office of the Sheriff of Columbia County

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the Writ or included in a separate direction to the Sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired , his name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of the defendant. See Rule 3111 (a). For limitation on the power to attach tangible personal property, see Rule 3108 (a). (b) Each court shall by local rule designate the officer, organization or person to be named in the notice.

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption
2. bibles, school books, sewing machines, uniforms and equipment
3. Most Wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. such other exemptions as may be provided by law

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.**
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

**NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank**
Plaintiff

v.

**DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.**
Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2010-CV-402

**NOTICE UNDER RULE 2958.2
OF JUDGMENT AND EXECUTION THEREON
NOTICE OF DEFENDANT'S RIGHTS**

TO: Damyon Corradini
536 Mt. Shadow Lane
Bloomsburg, PA 17815

A Judgment in the amount of \$796,225.50 plus legal interest of \$22,400.00 plus late charges of \$1,085.00 for a subtotal of \$819,710.50 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on confession of judgment contained in a written agreement or other paper allegedly signed by you. The court has issued a writ of execution which directs the Sheriff to levy upon and sell certain real property owned by you to pay the judgment. The Sheriff's Sale has been scheduled for _____.

You may have legal rights to defeat the judgment or to prevent or delay the Sheriff's Sale.

I. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.

II. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

III. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IV. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

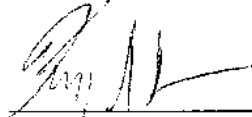
PENNSYLVANIA LAWYER REFERRAL SERVICE

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375



Kerry S. Schuman, Esquire

Attorney for Plaintiff

I.D.#40352

101 Greenwood Avenue, Fifth Floor

Jenkintown, PA 19046

(215)635-7200

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.**
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

NOTICE UNDER RULE 2958.2
OF JUDGMENT AND EXECUTION THEREON
NOTICE OF DEFENDANT'S RIGHTS

TO: Rosemary Corradini
536 Mt. Shadow Lane
Bloomsburg, PA 17815

A Judgment in the amount of \$796,225.50 plus legal interest of \$22,400.00 plus late charges of \$1,085.00 for a subtotal of \$819,710.50 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on confession of judgment contained in a written agreement or other paper allegedly signed by you. The court has issued a writ of execution which directs the Sheriff to levy upon and sell certain real property owned by you to pay the judgment. The Sheriff's Sale has been scheduled for _____.

You may have legal rights to defeat the judgment or to prevent or delay the Sheriff's Sale.

I. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.

II. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

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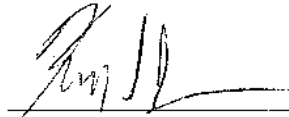
PENNSYLVANIA LAWYER REFERRAL SERVICE

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375



Kerry S. Schuman, Esquire

Attorney for Plaintiff

I.D.#40352

101 Greenwood Avenue, Fifth Floor

Jenkintown, PA 19046

(215)635-7200

**COLUMBIA COUNTY
SHERIFF'S OFFICE
REAL ESTATE DEPARTMENT**

NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff

v.

DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2010-CV-402

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

 F.H.A. - Tenant Occupied or Vacant

 X

Commercial

 As a result of a Complaint in Assumpsit

 That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s).
- (b) Expiration of 30 days since the service of notice.
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency.
- (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Bucks for any false statement given herein.



KERRY S. SCHUMAN, ESQUIRE
Attorney for Plaintiff
Attorney I.D. #40352

FRIEDMAN, SCHUMAN, APPLEBAUM, NEMEROFF & MCCAFFERY, P.C.
101 Greenwood Avenue, Fifth Floor
Jenkintown, Pa. 19046
(215) 635-7200

DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A")

TAX PARCEL #04B-03-031 (PREMISES "B")

**FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200**

Attorney for Plaintiff

**NATIONAL CAPITAL MANAGEMENT,
L.P., Servicing Agent for Team Capital Bank
Plaintiff**

v.

**DAMYON CORRADINI and ROSEMARY
CORRADINI and NORTHEAST
IRONHORSE, INC.
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2010-CV-402

WRIT OF EXECUTION

NOTICE

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

You have the right to petition the Court to open the judgment against you for valid reasons. You also have the right to petition or motion the Court to strike off the judgment against you for valid reasons.

If your property is sold at Sheriff's Sale, you may petition the Court to set aside the sale for a grossly inadequate price.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**PENNSYLVANIA LAWYER REFERRAL SERVICE
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375**

ORDER FOR SERVICE

(ALL INFORMATION FROM ATTORNEY MUST BE FILLED IN BEFORE SERVICE CAN BE MADE)

PLEASE PREPARE A SEPARATE ORDER FOR SERVICES FORM FOR EACH DEFENDANT TO BE SERVED BY THE SHERIFF

TO: SHERIFF OF COLUMBIA COUNTY

DATE 4/21/10
PROTHONOTARY NO. NO. 2010-CV-402

ATTY: NAME & ADDRESS

Kerry S. Schuman, Esquire
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046
ATTY I.D. #40352
TELEPHONE #215.635.7200

SHERIFF COST TOTAL _____
WRIT OF Execution _____
COMPLAINT IN _____
OTHER _____

National Capital Management, L.P., Servicing
Agent for Team Capital Bank

vs. PLAINTIFF

Damyon Corradini and Rosemary Corradini
and Northeast Ironhorse, Inc.

DEFENDANT

SERVE UPON Damyon Corradini

LOCATION (Must have Valid Address or Directions)
(NO NOT USE PO BOX OR R.D. #). IF TOWNSHIP PLEASE SPECIFY

536 Mt. Shadow Lane
Bloomsburg, PA 17815

FOR SHERIFF USE ONLY

PERSON SERVED _____
RELATION/POSITION _____
PLACE OF SERVICE _____
TIME OF SERVICE _____
DATE OF SERVICE _____
NUMBER OF ATTEMPTS _____
DEPUTY _____
DEPUTY _____
LAST DAY FOR SERVICE _____

SPECIAL INSTRUCTIONS:

DIRECTIONS (IF NECESSARY)

Please serve Defendant personally with both Notice of Sheriff's Sale and Notice Under Rule 2958.2. We will serve all lienholders and file an Affidavit of Service to that effect.

SERVICE WAS NOT MADE BECAUSE:
(For Sheriff Use Only)

WHEN ANY DEPUTY SHERIFF LEVYS OR ATTACHES PROPERTY HE WILL LEAVE THE PROPERTY WITHOUT A WATCHMAN AND IN CUSTODY OF PERSON FOUND IN POSSESSION AFTER NOTIFYING THE PERSON THE PROPERTY IS UNDER A SHERIFF LEVY. THE DEPUTY IS NOT LIABLE IN ANY WAY FOR PROTECTING PROPERTY BEFORE SHERIFFS SALE.

ORDER FOR SERVICE

(ALL INFORMATION FROM ATTORNEY MUST BE FILLED IN BEFORE SERVICE CAN BE MADE)

PLEASE PREPARE A SEPARATE ORDER FOR SERVICES FORM FOR EACH DEFENDANT TO BE SERVED BY THE SHERIFF

TO: SHERIFF OF COLUMBIA COUNTY

DATE 4/21/10
PROTHONOTARY NO. NO. 2010-CV-402

ATTY: NAME & ADDRESS

Kerry S. Schuman, Esquire
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046
ATTY I.D. #40352
TELEPHONE #215.635.7200

SHERIFF COST TOTAL _____
WRIT OF Execution _____
COMPLAINT IN _____
OTHER _____

National Capital Management, L.P., Servicing
Agent for Team Capital Bank

vs. PLAINTIFF

Damyon Corradini and Rosemary Corradini
and Northeast Ironhorse, Inc.

DEFENDANT

SERVE UPON Rosemary Corradini

LOCATION (Must have Valid Address or Directions)
(NO NOT USE PO BOX OR R.D. #) IF TOWNSHIP PLEASE SPECIFY

536 Mt. Shadow Lane
Bloomsburg, PA 17815

FOR SHERIFF USE ONLY

PERSON SERVED _____
RELATION/POSITION _____
PLACE OF SERVICE _____
TIME OF SERVICE _____
DATE OF SERVICE _____
NUMBER OF ATTEMPTS _____
DEPUTY _____
DEPUTY _____
LAST DAY FOR SERVICE _____

SPECIAL INSTRUCTIONS:

DIRECTIONS (IF NECESSARY)

Please serve Defendant personally with both Notice of Sheriff's Sale and Notice Under Rule 2958.2. We will serve all lienholders and file an Affidavit of Service to that effect.

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(For Sheriff Use Only)

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ORDER FOR SERVICE

(ALL INFORMATION FROM ATTORNEY MUST BE FILLED IN BEFORE SERVICE CAN BE MADE)

PLEASE PREPARE A SEPARATE ORDER FOR SERVICES FORM FOR EACH DEFENDANT TO BE SERVED BY THE SHERIFF

TO: SHERIFF OF COLUMBIA COUNTY

DATE 4/21/10
PROTHONOTARY NO. NO. 2010-CV-402

ATTY: NAME & ADDRESS

Kerry S. Schuman, Esquire
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046
ATTY I.D. #40352
TELEPHONE #215.635.7200

SHERIFF COST TOTAL _____
WRIT OF Execution _____
COMPLAINT IN _____
OTHER _____

National Capital Management, L.P., Servicing
Agent for Team Capital Bank

vs. PLAINTIFF

Damyon Corradini and Rosemary Corradini
and Northeast Ironhorse, Inc.

DEFENDANT

SERVE UPON Northeast Ironhorse, Inc.

LOCATION (Must have Valid Address or Directions)

(NO NOT USE PO BOX OR R.D. #). IF TOWNSHIP PLEASE SPECIFY

536 Mt. Shadow Lane
Bloomsburg, PA 17815

FOR SHERIFF USE ONLY

PERSON SERVED _____
RELATION/POSITION _____
PLACE OF SERVICE _____
TIME OF SERVICE _____
DATE OF SERVICE _____
NUMBER OF ATTEMPTS _____
DEPUTY _____
DEPUTY _____
LAST DAY FOR SERVICE _____

SPECIAL INSTRUCTIONS:

DIRECTIONS (IF NECESSARY)

Please serve Defendant personally with both Notice of Sheriff's Sale and Notice Under Rule 2958.2. We will serve all lienholders and file an Affidavit of Service to that effect.

SERVICE WAS NOT MADE BECAUSE:

(For Sheriff Use Only)

WHEN ANY DEPUTY SHERIFF LEVYS OR ATTACHES PROPERTY HE WILL LEAVE THE PROPERTY WITHOUT A WATCHMAN AND IN CUSTODY OF PERSON FOUND IN POSSESSION AFTER NOTIFYING THE PERSON THE PROPERTY IS UNDER A SHERIFF LEVY. THE DEPUTY IS NOT LIABLE IN ANY WAY FOR PROTECTING PROPERTY BEFORE SHERIFF'S SALE.

FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & McCAFFERY, P.C.
BY: Kerry S. Schuman, Esquire
Attorney I.D. #40352
101 Greenwood Avenue
Fifth Floor
Jenkintown, PA 19046-2636
(215) 635-7200

Attorney for Plaintiff

NATIONAL CAPITAL MANAGEMENT, L.P., Servicing Agent for Team Capital Bank Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	
DAMYON CORRADINI and ROSEMARY CORRADINI and NORTHEAST IRONHORSE, INC. Defendants	NO. 2010-CV-402

AFFIDAVIT PURSUANT TO RULE 3129.1

NATIONAL CAPITAL MANAGEMENT, L.P., Servicing Agent for Team Capital Bank, Plaintiff in the above action, sets forth as of the date that the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

Premises "A"
35-37 E. Main Street
Bloomsburg, PA 17815
and 36 Ridge Avenue
Bloomsburg, PA 17815

Premises "B"
120 W. 11th Street
Berwick, PA 18603

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

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

Damyon Corradini and Rosemary Corradini
536 Mt. Shadow Lane
Bloomsburg, PA 17815

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

Damyon Corradini and Rosemary Corradini 536 Mt. Shadow Lane Bloomsburg, PA 17815	Northeast Ironhorse, Inc. 536 Mt. Shadow Lane Bloomsburg, PA 17815
--	--

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

First Columbia Bank & Trust Company 232 East Street Bloomsburg, PA 17815	John W. Troxell, Jr. and Collenn Troxell 809 N. Fenwick Street Allentown, PA 18109
--	--

Commonwealth of Pennsylvania PA Department of Revenue Dept #280946 Harrisburg, PA 17128	Hengel Group 1696 Hemlock Road Catawissa, PA 17820
--	--

Hengel Group c/o Christopher B. Jones, Esquire 406 Jefferson Avenue Scranton, PA 18501	National Capital Management, L.P. 455 Pennsylvania Avenue Suite 2LF Fort Washington, PA 19034
---	--

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

National Capital Management, L.P.,
Servicing Agent for Team Capital Bank
455 Pennsylvania Avenue
Suite 2LF
Fort Washington, PA 19034

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

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

Columbia County Domestic Relations Department 15 Perry Avenue Bloomsburg, PA 17815	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
---	---

Commonwealth of Pennsylvania
Dept. of Public Welfare
Third Floor W
Health & Welfare Bldg.
Harrisburg, PA 17120

Equity Lending In. Defined Benefit Plan
PO Box 4208
Gaithersburg, MD 20885

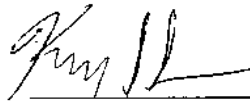
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

N/A

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. Sec. 4904 relating to unsworn falsification to authorities.

DATE

4/20/10



KERRY S. SCHUMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A")

TAX PARCEL #04B-03-031 (PREMISES "B")

FRIEDMAN, SCHUMAN,
APPLEBAUM, NEMEROFF & MCCAFFERY, P.C.
ATTORNEY COST ACCOUNT
101 GREENWOOD AVE. 5TH FLOOR
JENKINTOWN, PA 19046-2636

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OF

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Sheriff

Not Valid After 6 Months From Date Of Issue

He Spedman
AUTHORIZED SIGNATURE

100445

Security features. Details on back.

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