

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank Mortgage Inc. VS John & Charlotte 10/1/10

NO. 28-12 ED NO. 1573-11 JD

DATE/TIME OF SALE: Aug 8 2 000

BID PRICE (INCLUDES COST) \$ 20000.00

POUNDAGE - 2% OF BID \$ 1866.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 256.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4118.48

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John & Charlotte

TOTAL DUE: \$ 4118.48

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2762.48

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIMORTGAGE, INC.

vs.

Defendant
JOHN POLLINO
CHARLOTTE POLLINO

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, August 8, 2012

Writ of Execution No. : 2011cv1573

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 36 CRANE ROAD, MILLVILLE, PA 17846

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Total Sheriff Costs	\$2,013.48

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,068.48**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

no County Seal Sheriff Telephon Fax

Phelan Hallinan, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, N/A
3-180/360

001236067

DATE
10/3/2012

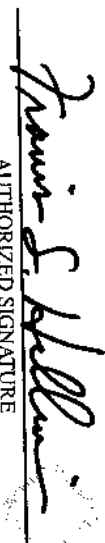
AMOUNT
****\$2,768.48

PAY TWO THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND 48 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

KXL 12742541 36 CRANE ROAD (2011-CV-1573)

AUTHORIZED SIGNATURE



⑈001236067⑈ ⑆036001808⑆ 361508666⑈

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOTHY T. CHAMBERLAIN, SHERIFF**

Fax

To: Kinyon Lanier

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: 9/14/12

Re: Pollino

CC:

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

• **Comments:** I have received deed instructions and the mortgage, however I cannot proceed with the deed until \$2,768.48 is received. Attached are the cost sheets.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIMORTGAGE, INC.

vs.

Defendant
JOHN POLLINO
CHARLOTTE POLLINO

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

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Grand Total: \$2,068.48

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriff's costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(a) County/Sheriff, Teleosoft, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citi/mortgage Inc. vs John & Charlotte Pellino

NO. 28-12 ED NO. 1573-11 JD

DATE/TIME OF SALE: Aug 8, 12 0900

BID PRICE (INCLUDES COST) \$ 90000.00

POUNDAGE - 2% OF BID \$ 1800.00

TRANSFER TAX 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4118.48

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Pellino

TOTAL DUE: \$ 4118.48

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2768.48

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Kinyon Lanier

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: 9/14/12

Re: Pollino

CC:

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

● **Comments:** I have received deed instructions and the mortgage, however I cannot proceed with the deed until \$2,768.48 is received. Attached are the cost sheets.



Representing Lenders in
Pennsylvania and New Jersey

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
KINYON.LANIER@fedphe.com

KINYON LANIER
Legal Assistant,

August 20, 2012

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JOHN A. POLLINO
CHARLOTTE A. POLLINO
36 CRANE ROAD
MILLVILLE, PA 17846-9146
2011-CV-1573

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,


KINYON LANIER
On behalf of Phelan Hallinan & Schmieg, LLP

cc: CTHMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

PHS # 274254

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan & Schmieg, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address PO Box 380, W. Main Street	Street Address 8200 Jones Branch Drive, Mailstop 202
City State Zip Code Bloomsburg PA 17815	City State Zip Code McLean VA 22102

D. REAL ESTATE LOCATION

Street Address 36 CRANE ROAD MILLVILLE, PA 17846-9146	City, Township, Borough TOWNSHIP OF GREENWOOD, CITY OF MILLVILLE
County COLUMBIA	School District MILLVILLE
	Tax Parcel Number 17-06-038-11.000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$90,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$90,000.00
4. County Assessed Value \$21,114.00	5. Common Level Ratio Factor x 3.60	6. Fair Market Value = \$76,010.40

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 33242, Page Number 268* (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)
- Transfer to FEDERAL HOME LOAN MORTGAGE CORPORATION is Exempt Pursuant to Sec. #91 (b)(1)(v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

8/20/12

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

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8658

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office From: Patrick Reiston

Fax: 570-389-5825 Date: May 7, 2012

Phone: 570-389-5822 Pages: 1

Re: Postpone Sale Date CC:

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

***Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in June 2012. Currently the sale is set for 5/9/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8658.

RE: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.
V. JOHN A. POLLINO & CHARLOTTE A. POLLINO
COLUMBIA County, 2011-CV-1573

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Reiston

Fax - 215-563-8658

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

June 15, 2012

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v.
JOHN A. POLLINO and CHARLOTTE A. POLLINO
36 CRANE ROAD MILLVILLE, PA 17846-9146
No.: 2011-CV-1573

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 20, 2012 due to the following: Loan Modification.

The Property is to be relisted for the August 8, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan & Schmieg, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8658

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office From: Patrick Ralston

Fax: 570-389-5825 Date: June 15, 2012

Phone: 570-389-5822 Pages: 1

Re: Postpone Sale Date CC:

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in August 2012. Currently the sale is set for 6/20/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8658.

RE: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.
v. JOHN A. POLLINO & CHARLOTTE A. POLLINO
COLUMBIA County, 2011-CV-1573

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8658

Sale is August 8, 2012 9:00 AM

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

May 8, 2012

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v.
JOHN A. POLLINO and CHARLOTTE A. POLLINO
36 CRANE ROAD MILLVILLE, PA 17846-9146
No.: 2011-CV-1573

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 9, 2012 due to the following: Loan Modification.

The Property is to be relisted for the June 20, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011cv1573

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, May 09, 2012
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows: BEGINNING at a point in the centerline of Township Public Route #528, said point being further identified as North 6 degrees 54 minutes East 150 feet from the Southeast corner of the property of prior Grantors; thence along the centerline of said township Public Route #528 North 6 degrees 54 minutes East 150 feet to a corner in line of other lands now or formerly of Joseph W. Spier; thence along the lands now or formerly of Spier South 83 degrees 06 minutes East 150 feet to a corner; thence continuing along the lands now or formerly of Spier South 6 degrees 54 minutes West 150 feet to a corner; thence continuing along the lands now or formerly of Spier North 83 degrees 06 minutes West 150 feet to a point in the centerline of the aforesaid Township Public Route and being the point and place of beginning. TITLE TO SAID PREMISES VESTED IN John A. Pollino and Charlotte A. Pollino, his wife, as tenants by the entireties, by Deed from Joseph W. Spier and Louise H. Spier, his wife, dated 01/29/1971, recorded 02/03/1971 in Book 250, Page 292. Premises being: 36 CRANE ROAD, MILLVILLE, PA 17846-9146 Tax Parcel # 17-06-038-11.000 PROPERTY ADDRESS: 36 CRANE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-06-038-11

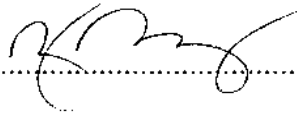
Seized and taken into execution to be sold as the property of JOHN POLLINO, CHARLOTTE POLLINO in suit of CITIMORTGAGE, INC..

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 eight (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 to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffofcolumbiacounty.com

law deposes and says that Press Enterprise is
pal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
attached notice April 18, 25 and May 2, 2012.
the officers or publisher or designated agent of
h legal advertisement was published; that
ed in the subject matter of said notice and
foregoing statement as to time, place, and



3rd day of May 2012

Donna L. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public

Scott Twp., Columbia County

My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

....., I hereby certify that the advertising and
...for publishing the foregoing notice, and the

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2011-CV-1573
No.:

Re: **CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. VS. JOHN A.
POLLINO, and CHARLOTTE A. POLLINO**
No.: 2011-CV-1573, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 05/09/2012 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
Plaintiff,

v.

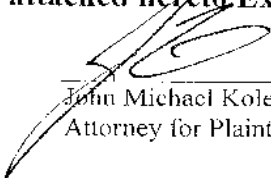
JOHN A. POLLINO
CHARLOTTE A. POLLINO
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2011-CV-1573
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


John Michael Kolesnik, Esquire
Attorney for Plaintiff

Date: 4/11/12

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender



Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AEG - 5/9/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Pi
1	****	TENANT/OCCUPANT 36 CRANE ROAD MILLVILLE, PA 17846-9146	
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	
3	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486	
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
5	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
6	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	
7	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING, P.O. BOX 11754 228 WALNUT STREET HARRISBURG, PA 17108	
		RE: JOHN A. POLLINO (COLUMBIA) PHS# 274254	Page 1 of 1 Writ Team
Total Number of Pieces Listed by Sender		Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)
		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of 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 is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

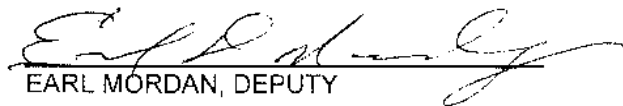


CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SHERIFF'S RETURN OF SERVICE

04/03/2012 12:10 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 36 CRANE ROAD, MILLVILLE, PA 17846.


EARL MORDAN, DEPUTY

SO ANSWERS,

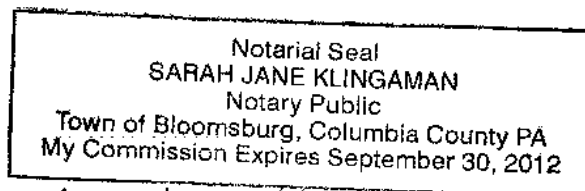

TIMOTHY T. CHAMBERLAIN, SHERIFF

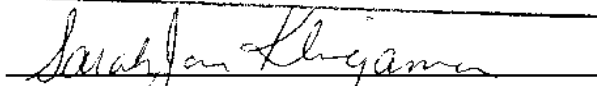
April 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of APRIL, 2012





Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

Copyright © 2006 Sheriff's Office of Columbia County, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	36 CRANE ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other
Adult In Charge:	John Pollino
Relation:	def
Date:	04/03/12
Time:	12:10
Deputy:	#2
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Handed to him as I was
2. posting
- 3.
- 4.
- 5.
- 6.

(POSTING)

2011CV1573

36 CRANE ROAD, MILLVILLE, PA 17846

EXP: 03/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SHERIFF'S RETURN OF SERVICE

03/05/2012 09:50 AM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOHN POLLINO AT 36 CRANE ROAD, MILLVILLE, PA 17846.


EARL MORDAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

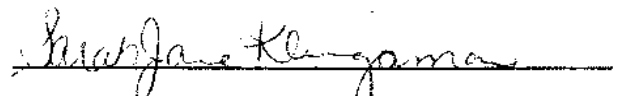
March 05, 2012

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

NOTARY

Affirmed and subscribed to before me this

5TH day of MARCH, 2012



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SHERIFF'S RETURN OF SERVICE

03/05/2012 09:50 AM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JOHN POLLINO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHARLOTTE POLLINO AT 36 CRANE ROAD, MILLVILLE, PA 17846.


EARL MORDAN, DEPUTY

SO ANSWERS,

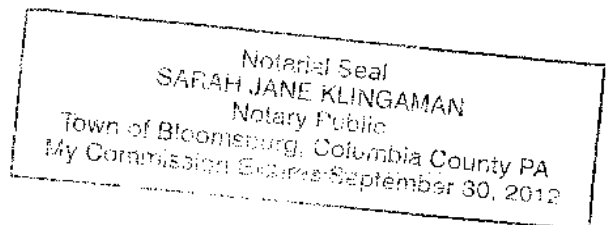

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of MARCH, 2012



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Dennette Farr
Primary Address:	858 Chestnut Road Millville, PA 17846
Phone:	570-458-5775
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
Adult In Charge:	Dennette Farr
Relation:	def
Date:	03/28/12
Time:	10:05
Deputy:	#7
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FARR, DENNETTE

2011CV1573

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 03/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOHN POLLINO
Primary Address:	36 CRANE ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	John Pollino		
Relation:	dof		
Date:	03/05/12	Time:	09:50
Deputy:	H 7	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

POLLINO, JOHN

2011CV1573

36 CRANE ROAD, MILLVILLE, PA 17846

EXP: 03/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CHARLOTTE POLLINO
Primary Address:	36 CRANE ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	John Pollino		
Relation:	husband		
Date:	03/05/12	Time:	09:50
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

POLLINO, CHARLOTTE

2011CV1573

36 CRANE ROAD, MILLVILLE, PA 17846

EXP: 03/28/2012

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 02/29/2012

Fee: \$5.00

Cert. NO: 11546


POLLINO JOHN A & CHARLOTTE
36 CRANE ROAD
MILLVILLE PA 17846

District: GREENWOOD TWP
Deed: 0250 -0292
Location: 36 CRANE RD
Parcel Id:17 -06 -038-11,000

Assessment: 21,114
Balances as of 02/29/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain


SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Columbia County Tax Office	
Primary Address:	PO Box 380 Bloomsburg, PA 17815	
Phone:	570-389-5649	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Heather Hyatt	
Relation:	Clerk	
Date:	02/28/12	Time:
Deputy:	47	Mileage:

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV1573

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

CITIMORTGAGE, INC.
vs.
JOHN POLLINO (et al.)

Case Number
2011cv1573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	03/28/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia	
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other	
Adult In Charge:	<u>Margaret Cole</u>	
Relation:	<u>Clerk</u>	
Date:	<u>02/29/12</u>	Time:
Deputy:	<u>T/7</u>	Mileage:

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS

2011CV1573

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 03/28/2012

Document Receipt

Trans # 15955 Carrier / service: POST 2PM 2/28/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012979

Doc Ref #: 28ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 15954 Carrier / service: POST 2PM 2/28/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012962

DEPARTMENT 281230

Doc Ref #: 28ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15953 Carrier / service: POST 2PM 2/28/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012955

Doc Ref #: 28ED2012

Document Receipt

Trans # 15952 Carrier / service: POST 2PM 2/28/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000012948

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 28ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 15951 Carrier / service: POST 2PM 2/28/2012

Ship to: 15951

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000012931

Doc Ref #: 28ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 15950 Carrier / service: POST 2PM 2/28/2012

Ship to: 15950

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000012924

Doc Ref #: 28ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 15949 Carrier / service: POST 2PM 2/28/2012

Ship to: 15949

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000012917

Doc Ref #: 28ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 15948 Carrier / service: POST 2PM 2/28/2012

Ship to: 15948

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000012900

Doc Ref #: 28ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 15947 Carrier / service: POST 2PM 2/28/2012

Ship to: 15947

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000012894

Doc Ref #: 28ED2012

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 28-12

DATE RECEIVED 2-28-12
DOCKET AND INDEX 2-28-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1156843</u>

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

SALE DATE	<u>May 9, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 4, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 15</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>May 2, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011cv1573

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 09, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of Township Public Route #528, said point being further identified as North 6 degrees 54 minutes East 150 feet from the Southeast corner of the property of prior Grantors; thence along the centerline of said Township Public Route #528 North 6 degrees 54 minutes East 150 feet to a corner in line of other lands now or formerly of Joseph W. Spier; thence along the lands now or formerly of Spier South 83 degrees 06 minutes East 150 feet to a corner; thence continuing along the lands now or formerly of Spier South 6 degrees 54 minutes West 150 feet to a corner; thence continuing along the lands now or formerly of Spier North 83 degrees 06 minutes West 150 feet to a point in the centerline of the aforesaid Township Public Route and being the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN John A. Pollino and Charlotte A. Pollino, his wife, as tenants by the entireties, by Deed from Joseph W. Spier and Louise H. Spier, his wife, dated 01/29/1971, recorded 02/03/1971 in Book 250, Page 292.

Premises being: 36 CRANE ROAD, MILLVILLE, PA 17846-9146

Tax Parcel # 17-06-038-11.000

PROPERTY ADDRESS: 36 CRANE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-06-038-11

Seized and taken into execution to be sold as the property of JOHN POLLINO, CHARLOTTE POLLINO in suit of CITIMORTGAGE, INC..

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 eight (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 to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CHIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.

vs.

JOHN A. POLLINO
CHARLOTTE A. POLLINO
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 36 CRANE ROAD, MILLVILLE, PA 17846-9146
(See Legal Description attached)

Amount Due
Interest from 12/10/2011 to Date of Sale
@ \$15.96 per diem

\$97,060.64
\$_____ and costs.

Dated 02-28-12
(SEAL)

PHS # 274254

Tamw B. Kline,
Barbara N. Silvette
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. Chy Dip

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff

v.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1573

2012-ED-28

COLUMBIA COUNTY

PHS # 274254

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **36 CRANE ROAD, MILLVILLE, PA 17846-9146**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably
ascertained, please so indicate)

JOHN A. POLLINO 36 CRANE ROAD
MILLVILLE, PA 17846-9146

CHARLOTTE A. POLLINO 36 CRANE ROAD
MILLVILLE, PA 17846-9146
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
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.
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

**36 CRANE ROAD
MILLVILLE, PA 17846-9146**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

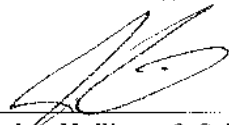
**U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

**FEDERAL BUILDING, P.O. BOX 11754
228 WALNUT STREET
HARRISBURG, PA 17108**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 2/21/12

By: _____


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No. 308877
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Alain Kender
Legal Assistant, Ext. 1216

Representing Lenders in
Pennsylvania and New Jersey

February 10, 2012

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

v.

JOHN A. POLLINO

CHARLOTTE A. POLLINO

No.: 2011-CV-1573

Action in Mortgage Foreclosure

Premises: 36 CRANE ROAD, MILLVILLE, PA 17846-9146

FILED
PROTHONOTARY
2012 FEB 28 A 11:16
CLERK OF COURTS OFFICE
COUNTY OF CO. UMBSIA, PA

Dear Sir/Madam:

I would appreciate you issuing a Writ of Exccution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

AZK/ STS for
Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of Township Public Route #528, said point being further identified as North 6 degrees 54 minutes East 150 feet from the Southeast corner of the property of prior Grantors; thence along the centerline of said Township Public Route #528 North 6 degrees 54 minutes East 150 feet to a corner in line of other lands now or formerly of Joseph W. Spier; thence along the lands now or formerly of Spier South 83 degrees 06 minutes East 150 feet to a corner; thence continuing along the lands now or formerly of Spier South 6 degrees 54 minutes West 150 feet to a corner; thence continuing along the lands now or formerly of Spier North 83 degrees 06 minutes West 150 feet to a point in the centerline of the aforesaid Township Public Route and being the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN John A. Pollino and Charlotte A. Pollino, his wife, as tenants by the entireties, by Deed from Joseph W. Spier and Louise H. Spier, his wife, dated 01/29/1971, recorded 02/03/1971 in Book 250, Page 292.

Premises being: 36 CRANE ROAD, MILLVILLE, PA 17846-9146

Tax Parcel # 17-06-038-11,000

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.**

Plaintiff

v.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1573**
:
: **2012-ED-28**
:
: **COLUMBIA COUNTY**
:

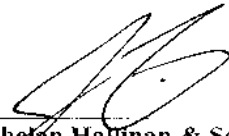
CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1573**

vs.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**

2012-ED-28

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant JOHN A. POLLINO is over 18 years of age and resides at 36 CRANE ROAD, MILLVILLE, PA 17846-9146.

(c) that defendant CHARLOTTE A. POLLINO is over 18 years of age and resides at 36 CRANE ROAD, MILLVILLE, PA 17846-9146.

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


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.**

Plaintiff

v.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1573**
: **2012-ED-28**
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.**

vs.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1573**
:
: **2012-ED-28**

VERIFICATION OF NON-MILITARY SERVICE

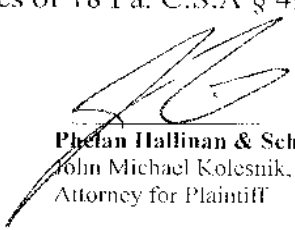
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant JOHN A. POLLINO is over 18 years of age and resides at 36 CRANE ROAD, MILLVILLE, PA 17846-9146.

(c) that defendant CHARLOTTE A. POLLINO is over 18 years of age and resides at 36 CRANE ROAD, MILLVILLE, PA 17846-9146.

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


Philan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2011-CV-1573</u>
	:	
vs.	:	<u>2012-ED-28</u>
	:	
JOHN A. POLLINO	:	COLUMBIA COUNTY
CHARLOTTE A. POLLINO	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOHN A. POLLINO	CHARLOTTE A. POLLINO
36 CRANE ROAD	36 CRANE ROAD
MILLVILLE, PA 17846-9146	MILLVILLE, PA 17846-9146

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

Your house (real estate) at **36 CRANE ROAD, MILLVILLE, PA 17846-9146** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$97,060.64** obtained by **CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
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 215-563-7000.
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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1573

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

JOHN A. POLLINO

CHARLOTTE A. POLLINO

**owner(s) of property situate in the TOWNSHIP OF GREENWOOD, Columbia
County, Pennsylvania, being**

(Municipality)

36 CRANE ROAD, MILLVILLE, PA 17846-9146

Parcel No. 17-06-038-11.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,060.64

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL that certain picce, parcel and lot of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of Township Public Route #528, said point being further identified as North 6 degrees 54 minutes East 150 feet from the Southeast corner of the property of prior Grantors; thence along the centerline of said Township Public Route #528 North 6 degrees 54 minutes East 150 feet to a corner in line of other lands now or formerly of Joseph W. Spier; thence along the lands now or formerly of Spier South 83 degrees 06 minutes East 150 feet to a corner; thence continuing along the lands now or formerly of Spier South 6 degrees 54 minutes West 150 feet to a corner; thence continuing along the lands now or formerly of Spier North 83 degrees 06 minutes West 150 feet to a point in the centerline of the aforesaid Township Public Route and being the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN John A. Pollino and Charlotte A. Pollino, his wife, as tenants by the entireties, by Deed from Joseph W. Spier and Louise H. Spier, his wife, dated 01/29/1971, recorded 02/03/1971 in Book 250, Page 292.

Premises being: 36 CRANE ROAD, MILLVILLE, PA 17846-9146

Tax Parcel # 17-06-038-11.000

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff

v.

**JOHN A. POLLINO
CHARLOTTE A. POLLINO**

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2011-CV-1573
:
: 2012-ED-28
: COLUMBIA COUNTY
:
: PHS # 274254
:

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **36 CRANE ROAD, MILLVILLE, PA 17846-9146**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably
ascertained, please so indicate)

JOHN A. POLLINO 36 CRANE ROAD
MILLVILLE, PA 17846-9146

CHARLOTTE A. POLLINO 36 CRANE ROAD
MILLVILLE, PA 17846-9146
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
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.
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**36 CRANE ROAD
MILLVILLE, PA 17846-9146**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

**U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

**FEDERAL BUILDING, P.O. BOX 11754
228 WALNUT STREET
HARRISBURG, PA 17108**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 2/21/12

By: _____

Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of Township Public Route #528, said point being further identified as North 6 degrees 54 minutes East 150 feet from the Southeast corner of the property of prior Grantors; thence along the centerline of said Township Public Route #528 North 6 degrees 54 minutes East 150 feet to a corner in line of other lands now or formerly of Joseph W. Spier; thence along the lands now or formerly of Spier South 83 degrees 06 minutes East 150 feet to a corner; thence continuing along the lands now or formerly of Spier South 6 degrees 54 minutes West 150 feet to a corner; thence continuing along the lands now or formerly of Spier North 83 degrees 06 minutes West 150 feet to a point in the centerline of the aforesaid Township Public Route and being the point and place of beginning.

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Premises being: 36 CRANE ROAD, MILLVILLE, PA 17846-9146

Tax Parcel # 17-06-038-11.000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1573

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

JOHN A. POLLINO

CHARLOTTE A. POLLINO

**owner(s) of property situate in the TOWNSHIP OF GREENWOOD, Columbia
County, Pennsylvania, being**

(Municipality)

36 CRANE ROAD, MILLVILLE, PA 17846-9146

Parcel No. 17-06-038-11.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,060.64

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1573

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

JOHN A. POLLINO

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County, Pennsylvania, being**

(Municipality)

36 CRANE ROAD, MILLVILLE, PA 17846-9146

Parcel No. 17-06-038-11.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,060.64

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

No.: 2011-CV-1573

Defendant
JOHN A. POLLINO
CHARLOTTE A. POLLINO

Type or Writ of Complaint
HANDBILL OF NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
36 CRANE ROAD

MILLVILLE, PA 17846-9146

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN


INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

No.: 2011-CV-1573

Defendant
JOHN A. POLLINO
CHARLOTTE A. POLLINO

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE
 **AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
JOHN A. POLLINO

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
36 CRANE ROAD

MILLVILLE, PA 17846-9146

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	No.: <u>2011-CV-1573</u>
Defendant JOHN A. POLLINO CHARLOTTE A. POLLINO	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>CHARLOTTE A. POLLINO</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>36 CRANE ROAD</u> <u>MILLVILLE, PA 17846-9146</u>
-------------------------------	---

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SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
156843

CDK 02/14/2012

DATE	AMOUNT
02/14/2012	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

⑈ 156843 ⑈ ⑆036001808⑆36 150866 6⑈