

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

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

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

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

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

Name	Address
None.	

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

Name	Address
None.	

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

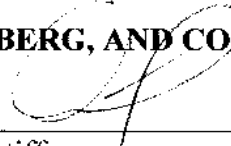
Name	Address
Tenants	40 Pony Trail Drive Bloomsburg, PA 17815
Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia,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

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Eastern District of PA	615 Chestnut Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
United States of America c/o Attorney for the Western District of PA	633 U.S. Post Office and Courthouse 7 th & Grant Streets Pittsburgh, PA 15219
Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support	Dept. 281230 Harrisburg, PA 17128, ATTN: Sheriff Sales
Frank C. Baker, Esquire Attorney for Defendant(s)	6009 Columbia Blvd. Bloomsburg, PA 17815
Michael G. Oleyar, Esquire Attorney for Frank Mendocino	1261 North Church Street Hazleton, PA 18202

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

April 4, 2007
DATE

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 
 Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE

LEGAL DESCRIPTION

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

BEGINNING at an iron pin in a hedgerow on the northern edge of a Fifty (50) foot right-of-way; said iron pin also being the southwest corner of lands now or late of Frederick B. Vietig and the southeast corner of lands herein described; Thence by other lands of Robert C. and Diana M. Beishline, North Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Douglas and Peter Kuziak, North Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds East, Seven Hundred Thirty-six and Ninety-seven Hundredths (736.97) feet to a stone corner; Thence by the same South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds East, Eight Hundred Three and Six Hundredths (803.06) feet to an iron pin; Thence by lands now or late of Frederick B. Vietig, South Eight (8) degrees Thirty-nine (39) minutes Eight (08) seconds West, Seven Hundred Thirty-six and Ninety-seven Hundredths (736.97) feet to the place of BEGINNING.

CONTAINING 13.586 acres of land. Description prepared in accordance with survey prepared by L. Wayne Laidacker, PLS, dated 6/28/1990 and last revised 8/23/1990.

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

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

TOGETHER with a perpetual right-of-way and easement extending from the westerly right-of-way line of Township Route 346 (Pony Trail Drive) in a westerly direction along the northerly line of the other lands of Robert Carl Beishline and Diana M. Beishline to the southerly line of the premises aforesaid, said right-of-way to be of a uniform width of Fifty (50) feet, the centerline of which is described as beginning at a point in the centerline of Township Route 346, thence westerly South Eighty-one (81) degrees Forty-two (42) minutes Eleven (11) seconds West, Five Hundred Seventy-seven and Sixty-four Hundredths (577.64) feet to a point at the southerly line of the premises hereinbefore described. Said right-of-way as more fully described on survey plot plan prepared by L. Wayne Laidacker dated June 28, 1990, as hereinabove referred to. Said right-of-way to be in common with Robert Carl Beishline and Diana M. Beishline, their heirs and assigns, and the Grantees herein, their heirs and assigns, for the permanent, perpetual ingress, egress and regress from the southerly line of the premises hereinbefore described to Township Route No. 346.

UNDER AND SUBJECT TO THE FOLLOWING:

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

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

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

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

McCABE, WEISBERG AND CONWAY, P.C.

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

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

Attorneys for Plaintiff

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

Plaintiff

v.

Frank Mendicino and Pietro Pugliese
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007 CV 127 MF

2007-ED-60

CERTIFICATE

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

- An FHA insured mortgage
- Non-owner occupied
- Vacant
- Act 91 procedures have been fulfilled.

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



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

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2. There shall be no mobile home, mobile-type or temporary homes erected on said premises and all construction of homes and garages shall be of a permanent type.
3. That no excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the necessary excavation for the purpose of constructing and grading the premises for a residential dwelling house. All grading and landscaping with respect to said premises shall give due regard to the reasonable drainage of water.
4. That the premises shall not be used for the storage or accumulation of garbage, refuse, junk, more than one disabled vehicle and any other unsightly or unsanitary accumulation.
5. That upon the erection of a dwelling house upon the premises a sewage disposal system shall be installed which shall be in conform[ity] with the rules and regulations of the Pennsylvania Department of Environmental Resources and of Hemlock Township. No drainfield shall extend closer than ten (10) feet to any boundaries of the lot.
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LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*‡
MONICA G. CHRISTIE +
ANDREW L. MARKOWITZ
FRANK DUBIN
BRENDA L. BROGDON*
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WESTMONT, NJ 08108
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FAX (856) 858-7020

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

Of Counsel
JOSEPH F. RIGA*
LISA L. WALLACE†

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

April 4, 2007

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

Re: Citibank, N.A., as Trustee for Chase Manhattan Mortgage 03-1
vs. Frank Mendicino and Pietro Pugliese
CCP, Columbia County, Number 2007 CV 127 MF
Premises: 40 Pony Trail Drive, Hemlock Township, Bloomsburg, PA 17815

Dear Sir or Madam:

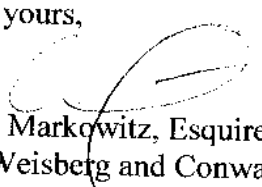
Enclosed please find 6 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Frank Mendicino
40 Pony Trail Drive
Bloomsburg, PA 17815

Pietro Pugliese
40 Pony Trail Drive
Bloomsburg, PA 17815

Kindly advise our office as soon as a sale date has been assigned. Also, -after service has been completed, kindly forward to our office, in the enclosed, self-addressed, stamped envelope, an affidavit indicating same. Your assistance is most appreciated.

Very truly yours,


Andrew L. Markowitz, Esquire
McCabe, Weisberg and Conway, P.C.

ALM/sma
Enclosures

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

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



WACHOVIA

3-50/310

94049

NUMBER

PAY: Two Thousand ***** AMOUNT 00/100

DATE

Apr 4/2007 \$2,000.00

TO THE Sheriff of Columbia County

ORDER

OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Listing for Sheriff's Sale

Terrence J. McCall

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

⑈094049⑈ ⑆031000503⑆ 2000012430048⑈

Security Features: Microprint, Heat Sensitive Ink, Watermark, etc.