

SHERIFF'S SALE COST SHEET

MAT 11/1/12 vs. 12/1/12
 NO. 1532-46 ED NO. JD DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>345.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>117.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1287.24</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:

SEWER	20	\$
WATER	20	\$
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. <u>penalty</u>	\$ <u>80.81</u>
TOTAL ***** \$ <u>90.81</u>	

TOTAL COSTS (OPENING BID) \$ 1586.05
150.00
358.05

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: *Kelly Meant* FROM: *Sheriff Chamberlain*
COMPANY: DATE: *Aug. 20, 07*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

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

2nd fax

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE A PENTAGON-SHAPED TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN
ATTORNEYS AT LAW
ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092

154605
JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

154605
65-283/212

Three hundred Fifty Eight dollars and Five cents

PAY TO THE ORDER OF
COLUMBIA COUNTY SHERIFF
35 W. MAIN STREET
BLOOMSBURG PA 17815

For Sheriff bill balance/79196

DATE 10/10/2007 AMOUNT \$358.05

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE
ZUCKER, GOLDBERG & ACKERMAN
ATTORNEY BUSINESS ACCOUNT

⑈154605⑈ ⑆021202337⑆ ⑆103803185⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS--COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK--IF COLOR DOES NOT FADE DO NOT ACCEPT

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

RICHARD P. HABER**
FRANCES GAMBARDELLA
TANEISHA J. INGRAM
MILICA A. FATOVICH
BRIAN C. NICHOLAS***
STEVEN D. KROL

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

*ALSO MEMBER OF NY, PA AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL
SCOTT A. DIETTERICK, ESQ. ****
KIMBERLY A. BONNER, ESQ. ****

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033
717-533-3560
Fax: 717-533-3562

XFP-79196

October 10, 2007

Via Fax no.: 570-389-5624
& UPS

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation
vs. Jamie Patton
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2006-CV-1332
Sheriff #: 195-06

Dear Sir/Madam:

Pursuant to your Sheriff's Statement, enclosed please find check in the amount of \$358.05 representing balance due for sheriff's costs and county/municipal taxes.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN, LLC

By: *Gamalielle Geffrard*
Foreclosure Sales Specialist
(908) 233-8500 x 262

FROM : COLUMBIA COUNTY SHERIFF OFFICE FAX NO. : 570-389-5625

May. 01 2007 10:54AM P2

SHERIFF'S SALE COST SHEET

MT Mkt. Co vs. P. J. Tan
 NO. 195-06 ED NO. 1332-06 JD DATE/TIME OF SALE Staged

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>345.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1137.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1287.24</u>

PROTHONOTARY (NOTARY)	\$40.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>-0-</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>paid</u>	\$ <u>90.81</u>
TOTAL *****	\$ <u>90.81</u>

TOTAL COSTS (OPENING BID)	\$ <u>1858.05</u>
	<u>1500.00</u>

Due \$ 358.05

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

RICHARD P. HABER**
FRANCES GAMBARDIELLA
TANEISHA J. INGRAM
MILICA A. FATOVICH
BRIAN C. NICHOLAS***
STEVEN D. KROL

*ALSO MEMBER OF NY, PA AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL
SCOTT A. DIETTERICK, ESQ. ****
KIMBERLY A. BONNER, ESQ. ****

Pennsylvania Office
P.O. Box 650
Hershey, PA 17033
717-533-3560
Fax: 717-533-3562

XFP-79196

May 1, 2007

Via Fax & Regular Mail
Fax No. 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation
vs. Jamie Patton, et al
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2006-CV-1332
Sheriff #:

Dear Sir or Madam:

Please consider this correspondence a formal request to **stay** the sheriff sale scheduled for **05/02/2007 at 9:30am** in the above-referenced matter. The mortgagor has entered into a repayment plan and has tendered a down payment in the amount of \$4540.27. Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Kelly Mount*
Foreclosure Sales Specialist

kmt
cc: Jamie Patton
10 Juniper Street
Berwick, PA 18603

April L. Patton
10 Juniper Street
Berwick, PA 18603

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

RICHARD P. HABER**
FRANCES GAMBARDIELLA
TANEISHA J. INGRAM
MILICA A. PATOVICH
BRIAN C. NICHOLAS***
STEVEN D. KROL

*ALSO MEMBER OF NY, PA AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL:
SCOTT A. DIBITTERICK, ESQ. ****
KIMBERLY A. BONNER, ESQ. ****

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033
717 533-3580
Fax: 717-533-3562

XFP-79196

May 1, 2007

Via Fax & Regular Mail
Fax No. 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation
vs. Jamie Patton, et al
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2006-CV-1332
Sheriff #:

Dear Sir or Madam:

Please consider this correspondence a formal request to stay the sheriff sale scheduled for 05/02/2007 at 9:30am in the above-referenced matter. The mortgagor has entered into a repayment plan and has tendered a down payment in the amount of \$4540.27. Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Kelly Mount*
Foreclosure Sales Specialist

kmt

cc: Jamie Patton
10 Juniper Street
Berwick, PA 18603

April L. Patton
10 Juniper Street
Berwick, PA 18603

SHERIFF'S SALE COST SHEET

M&T Mott. Corp. vs. Jamie & April Patton
 NO. 195-06 ED NO. 1338-06 JD DATE/TIME OF SALE May 2, 2009 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>430.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1137.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1362.24</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1979.74

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

118T Mob. Corp. vs Jamie & April Patten

NO. 195-06 ED NO. 1332-06 JD

DATE/TIME OF SALE: May 2, 07 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

RICHARD P. HABER**
FRANCES GAMBARDELLA
TANEISHA J. INGRAM
MILICA A. FATOVICH
BRIAN C. NICHOLAS***

*ALSO MEMBER OF NY, PA AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL:
SCOTT A. DIETTERICK, ESQ., ****
KIMBERLY A. BONNER, ESQ., ****

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033
717-533-3560
Fax: 717-533-3562

XFP-79196

February 27, 2007

Fax No. 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation
vs. Jamie Patton, et al
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2006-CV-1332
Sheriff #:

Dear Sir/Madam:

Please continue the sheriff sale set for February 28, 2007 to the May 2, 2007 sheriff sale. Please announce this continuance at the February 28th sheriff sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Marie Lindner*
Foreclosure Sales Specialist

ml

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

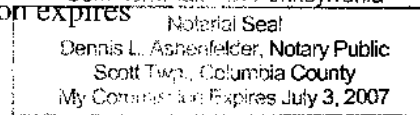
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

February 7, 14, 21, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 22nd day of February 2007

(Notary Public)

My commission expires July 3, 2007



Member, Pennsylvania Association Of Notaries

And now,, 20, I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

M&T MORTGAGE CORPORATION

VS.

JAMIE & APRIL PATTON

WRIT OF EXECUTION #195 OF 2006 ED

POSTING OF PROPERTY

January 23, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMIE & APRIL PATTON AT 10 JUNIPER STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF
Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JANUARY 2007



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T MORTGAGE CORPORATION

Docket # 195ED2006

VS

MORTGAGE FORECLOSURE

JAMIE PATTON
APRIL L. PATTON

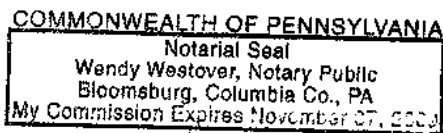
AFFIDAVIT OF SERVICE

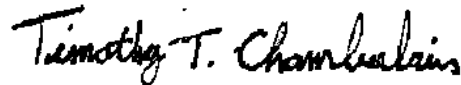
NOW, THIS FRIDAY, DECEMBER 29, 2006, AT 10:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON APRIL PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO APRIL PATTON, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, DECEMBER 29, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T MORTGAGE CORPORATION

Docket # 195ED2006

VS

MORTGAGE FORECLOSURE

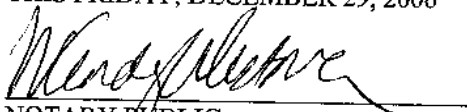
JAMIE PATTON
APRIL L. PATTON

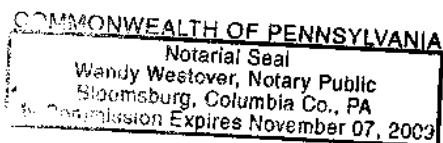
AFFIDAVIT OF SERVICE

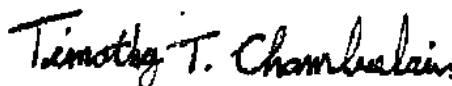
NOW, THIS FRIDAY, DECEMBER 29, 2006, AT 10:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMIE PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO APRIL PATTON, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

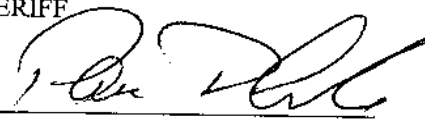
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, DECEMBER 29, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
JAMIE PATTON
10 JUNIPER STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON APRIL PATTON

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 12-29-06 TIME 1030 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 12-29-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
APRIL PATTON
10 JUNIPER STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

VISTA DR

SERVED UPON APRIL PATTON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-29-06 TIME 10:30 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 12-29-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-28-06 TIME 0930 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 Phu Doh DATE 12-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
JOAN ROTHERY - TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12.28.06 TIME 1010 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12.28.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/13/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 12-28 TIME 10:20 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

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

F. OTHER (SPECIFY)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12-28-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/22/2006

Fee: \$5.00

Cert. NO: 2844

PATTON JAMIE & APRIL L
10 JUNIPER STREET
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20020 -5255
Location: 10 JUNIPER ST
Parcel Id: 07 -02C-046-00,000

Assessment: 24,721
Balances as of 12/22/2006

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

By: Columbia County Sheriff Per: (Signature)

* Does not include the 2006 TAXES

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/22/2006

Fee: \$5.00

Cert. NO: 2845

PATTON JAMIE & APRIL L
10 JUNIPER STREET
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20020 -5255
Location:
Parcel Id: 07 -02C-040-01,000

Assessment: 1,875
Balances as of 12/22/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: (2a)

* Does NOT Include the 2006 TAXES.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/13/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 195ED2006

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON
APRIL L. PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-22-6 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

J. Carter

DATE 12-22-6

REAL ESTATE OUTLINE

ED # 09 85

DATE RECEIVED 12-12-85
DOCKET AND INDEX 2-1-86

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>136845</u>

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

SALE DATE	<u>Feb. 20, 86</u>	TIME <u>07:30</u>
POSTING DATE	<u>Jan. 22, 86</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb. 1</u>	
	2 ND WEEK <u>Feb. 8</u>	
	3 RD WEEK <u>Feb. 15</u>	

1-1-86 1-8-86 1-15-86 1-22-86
2-5-86 2-12-86 2-19-86 2-26-86
3-5-86 3-12-86 3-19-86 3-26-86

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 195 OF 2006 ED AND CIVIL WRIT NO. 1332 OF 2006 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:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF

LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;

THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL NO. 07-02C-046 AND PARCEL NO. 07-02C-4001 (VACANT LOT)

BEING THE SAME PREMISES WHICH PRIOR OWNERS, BY DEED DATED APRIL 29, 2002 AND RECORDED MAY 1, 2002 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #: 2002-05255, GRANTED AND CONVEYED UNTO JAMIE PATTON AND APRIL L. PATTON.

PROPERTY KNOWN AS 10 JUNIPER STREET, BERWICK, PA 18603

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 is 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.

Plaintiff's Attorney
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 195 OF 2006 ED AND CIVIL WRIT NO. 1332 OF 2006 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:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;

THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL NO. 07-02C-046 AND PARCEL NO. 07-02C-4001 (VACANT LOT)

BEING THE SAME PREMISES WHICH PRIOR OWNERS, BY DEED DATED APRIL 29, 2002 AND RECORDED MAY 1, 2002 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #: 2002-05255, GRANTED AND CONVEYED UNTO JAMIE PATTON AND APRIL L. PATTON.

PROPERTY KNOWN AS 10 JUNIPER STREET, BERWICK, PA 18603

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 is 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.

Plaintiff's Attorney
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

Item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 3415 1381

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

X ☒ Address
B. Received by (Printed Name) **DECEMBER 26 2004**
E. Delivery Address **DECEMBER 26 2004**

■ 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:
U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 3415 1411

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature **195**

X ☒ Address

B. Received by (Printed Name) **12/26**

C. Date of Delivery **12/26**

■ 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
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 3415 1428

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature **195**

X ☒ Address

B. Received by (Printed Name) **12/26**

C. Date of Delivery **12/26**

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

1. Article Addressed to:

■ 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.

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 3415 1404

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature **195**

X ☒ Address

B. Received by (Printed Name) **12/26**

C. Date of Delivery **12/26**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

PA Dept. of Revenue
Dept. 280601
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1435

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1398

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturini
Agent

B. Received by (Printed Name)

DEC 26 2006
C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturini
Agent

B. Received by (Printed Name)

DEC 26 2006
C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes ☐ No

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 195 OF 2006 ED AND CIVIL WRIT NO. 1332 OF 2006 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:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF

LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;

THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL NO. 07-02C-046 AND PARCEL NO. 07-02C-4001 (VACANT LOT)

BEING THE SAME PREMISES WHICH PRIOR OWNERS, BY DEED DATED APRIL 29, 2002 AND RECORDED MAY 1, 2002 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #: 2002-05255, GRANTED AND CONVEYED UNTO JAMIE PATTON AND APRIL L. PATTON.

PROPERTY KNOWN AS 10 JUNIPER STREET, BERWICK, PA 18603

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 is 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.

Plaintiff's Attorney
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

ZUCKER, GOLDBERG & ACKERMAN

200 Sheffield Street, P.O. Box 1024

Mountainside, NJ 07092-0024

Phone: 908-233-8500

Fax: 908-654-8097

FACSIMILE TRANSMITTAL

To: Sheriff Chamberlain	From: Marie Lindner (ext. 115)
Company: Columbia County Sheriff	No. Pages: 3
Fax: 570-389-5625	Our File No: 79196
Re: Writ of Execution Docket #2006-CV-1332 Jamie Patton 10 Juniper St., Berwick	Date: 12/21/06

Attached is a revised Legal Description with the parcel number for the vacant lot included.

If you have any questions, please call me.

CONFIDENTIALITY NOTE: The documents accompanying this telecopy transmission contain information from our law firm which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named in this transaction sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

Docket No.: 2006-CV-1332

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE AONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); TENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET; THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046 and PARCEL No. 07-02C-4001 (vacant lot)

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

Docket No.: 2006-CV-1332

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE AONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); TENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;
THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

RICHARD P. HABER**
FRANCES GAMBARDIELLA
TANISHA J. INGRAM
MILICA A. FATOVICH
BRIAN C. NICHOLAS***

*ALSO MEMBER OF NY AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL:
SCOTT A. DIETTERICK, ESQ. ****
KIMBERLY A. BONNER, ESQ. ****

ZUCKER, GOLDBERG & ACKERMAN ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 192
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office
P.O. Box 62
Hershey, PA 17033
717-535-356
Fax: 717-535-356

XFP-79196

November 30, 2006

Ms. Tami Kline,
Columbia County Prothonotary
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation v. Jamie Patton
Property Address: 10 Juniper Street, Berwick, PA 18603
Our File Number: 79196
Docket No.: 2006-CV-1332

Writ of Execution (Mortgage Foreclosure)

Dear Ms. Kline:

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$23.00.

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving each Defendant by certified mail.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2006 DEC 11 AM 11:50

PROTHONOTARY

4. 1 Original Affidavit of Last Known Address;
5. 1 Original Affidavit of Non-Military Service;
6. 1 Original Waiver of Watchman; and
7. Check in the amount of \$1,500.00, representing the Sheriff's advanced costs.

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact Marie Lindner of our office at 908-233-8500.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLP

BY: s/ Scott A. Dietterick
Scott A. Dietterick, Esquire
Kimberly A. Bonner, Esquire
PA I.D. #55650; PA I.D. #89705

SAD/ml

Encl

cc: Sheriff of Columbia County (w/encl)

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON

Defendants.

Docket No.: 2006-CV-1332

Execution No.: 2006-ED-195

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to
levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$107,285.71
Interest from 12/1/2006 to 5/31/07	\$ 3,410.68
Total	\$110,696.39 plus costs to be added

Prothonotary: Tamara B. Kline

By: Barbara N. [Signature]
Clerk

Date: 12-13-06

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs
Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$7.00

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON

Defendants.

Docket No.: 2006-CV-1332

Execution No.: 2006-ED-195

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to
levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$107,285.71
Interest from 12/1/2006 to 5/31/07	\$ 3,410.68
Total	\$110,696.39 plus costs to be added

Prothonotary: Thomas B. Kline

By: Barbara N. Jillette
Clerk

Date: 12-13-06

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs

Complaint	\$90.50	paid
Judgment	\$ 14.00	paid
Writ	\$ 23.00	paid
Satisfy	\$ 7.00	

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON

Defendants.

Docket No.: 2006-CV-1332

Execution No.: 2006-ED-195

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to
levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$107,285.71
Interest from 12/1/2006 to 5/31/07	\$ 3,410.68
Total	\$110,696.39 plus costs to be added

Prothonotary: Tamara B. Kline

By: Barbara N. Schmitt
Clerk Life

Date: 12-13-06

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs
Compland \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$ 7.00

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON

Defendants.

:
:
:
:
:
: Docket No.: 2006-CV-1332
:
: Execution No.:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

M&T Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 10 Juniper Street, Berwick, PA 18603.

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

JAMIE PATTON AND APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

JAMIE PATTON
10 Juniper Street
BerwickPA 18603

APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

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

M&T MORTGAGE CORPORATION
Plaintiff

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

M&T MORTGAGE CORPORATION
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC REALATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
10 Juniper Street
Berwick, NJ 18603

UNKNOWN SPOUSE
10 Juniper Street
Berwick, PA 18603

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Scott A. Dietterick, Esquire

PA I.D. #55650

Kimberly A. Bonner, Esquire

P.A.I.D. #89705

Richard P. Haber, Esquire

P.A.I.D. #202567

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: XFP-79196

(908) 233-8500; (908) 233-1390 FAX

Dated: November 30, 2006

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

:
: CIVIL DIVISION
:
: NO.: 2006-CV-1332
:
:
:
:
:
:
:
:
:
:

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

April L. Patton
10 Juniper Street
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 on
at prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

10 Juniper Street, Berwick, PA, 18603

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2006-CV-1332

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jamie Patton and April L. Patton

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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 SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or

for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Scott A. Dietterick, Esquire

P.A.I.D. #55650

Kimberly A. Bonner, Esquire

P.A.I.D. #89705

Richard P. Haber, Esquire

P.A.I.D. #202567

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: XFP-79196

(908) 233-8500; (908) 233-1390 FAX

Dated: November 30, 2006

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

Docket No.: 2006-CV-1332

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE AONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); TENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;
THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

Docket No.: 2006-CV-1332

Execution No.:

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF DAUPHIN)

SS

Before me, the undersigned authority, a notary public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the United States of America to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN

BY:

Scott A. Dietterick, Esquire
PA I.D. #55650

Kimberly A. Bonner, Esquire
P.A.I.D. #89705

Richard P. Haber, Esquire
P.A.I.D. #202567

200 Sheffield Street, Suite 301
Mountainside, NJ 07092

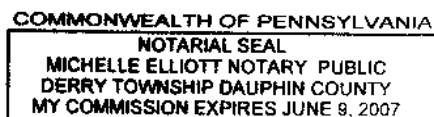
File No.: XFP-79196

(908) 233-8500; (908) 233-1390 FAX

Dated: November 30, 2006

Sworn to and subscribed before me this
21st day of March, 2006.

Michelle Elliott
Notary Public



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

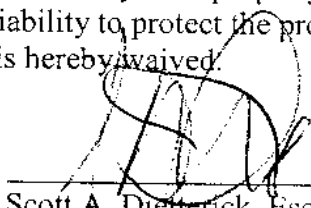
JAMIE PATTON; APRIL L. PATTON;

Defendants.

:
:
:
:
: Docket No.: 2006-CV-1332
:
: Execution No.:
:
:
:
:
:

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Scott A. Dietterick, Esquire
Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

:
:
:
:
: Docket No.: 2006-CV-1332
:
: Execution No.:
:
:
:
:
:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE AONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); TENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;
THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: M&T Mortgage Corporation

DEFENDANT(S): Jamie Patton and April L. Patton

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 10 Juniper Street, Berwick, PA 18603

Sir: Please serve Defendant, Jamie Patton, OR an adult member of the family with whom he resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale. Should you have any questions please contact Marie Lindner of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone
other than Defendant): _____

Address (if different
than as stated above):

Columbia County Sheriff's Office:

Name: _____
Title: _____


Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 301
Mountainside, NJ 07092

Dated: November 30, 2006

Zucker, Goldberg & Ackerman, LLC

By: 
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
XFP-79196

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: M&T Mortgage Corporation

DEFENDANT(S): Jamie Patton and April L. Patton

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 10 Juniper Street, Berwick, PA 18603

Sir: Please serve Defendant, April L. Patton, OR an adult member of the family with whom she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale. Should you have any questions please contact Marie Lindner of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone
other than Defendant): _____

Address (if different
than as stated above): _____

Columbia County Sheriff's Office:

Name: _____
Title: _____

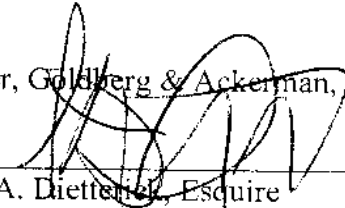
Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 301
Mountainside, NJ 07092

Dated: November 30, 2006

Zucker, Goldberg & Ackerman, LLC

By:  _____
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
XFP-79196

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE A PENTAGON SHAPED TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN

ATTORNEYS AT LAW
ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST. SUITE 301
MOUNTAINSIDE, NJ 07092

138598

138598

THE BANK OF NEW YORK

MILLBURN, NJ 07041
55-271-212

DATE

12/08/2006

AMOUNT

\$1,500.00

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY PROTHONOTARY
P.O. BOX 380
BLOOMSBURG PA 17815

ZUCKER, GOLDBERG & ACKERMAN
ATTORNEY BUSINESS ACCOUNT

For #79196

⑈138598⑈ ⑈021202⑈ ⑈15103803185⑈

FUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

safechecks.com

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON

Defendants.

:
:
:
:
: Docket No.: 2006-CV-1332
:
: Execution No.:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

M&T Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 10 Juniper Street, Berwick, PA 18603.

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

JAMIE PATTON AND APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

JAMIE PATTON
10 Juniper Street
BerwickPA 18603

APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

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

M&T MORTGAGE CORPORATION
Plaintiff

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

M&T MORTGAGE CORPORATION
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC REALATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
10 Juniper Street
Berwick, NJ 18603

UNKNOWN SPOUSE
10 Juniper Street
Berwick, PA 18603

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Scott A. Dietterick, Esquire

PA I.D. #55650

Kimberly A. Bonner, Esquire

P.A.I.D. #89705

Richard P. Haber, Esquire

P.A.I.D. #202567

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: XFP-79196

(908) 233-8500; (908) 233-1390 FAX

Dated: November 30, 2006

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

Docket No.: 2006-CV-1332

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;
THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

:
:
:
:
: Docket No.: 2006-CV-1332
:
: Execution No.:
:
:
:
:
:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1: BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH SIXTY-SEVEN (67) DEGREES THIRTYFIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE AONG THE WESTERLY SIDE OF SAID LOT, SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-ONE (171); THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING.

BEING LOT NUMBER ONE HUNDRED SEVENTY-TWO (172) IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD, G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL NO. 2: BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-TWO (172); TENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER ONE HUNDRED SEVENTY-THREE (173); THENCE IN A LINE PARALLEL WITH THE FIRST LINE

DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174) SOUTH TWENTY-TWO (22) DEGREES TEN (10) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET;
THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH SIXTY-SEVEN (67) DEGREES THIRTY-FIVE (35) MINUTES WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON HIS WIFE, AS SET FORTH IN DEED INSTRUMENT NO 200205255 DATED 04/29/02 AND RECORDED 05/01/02, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 07-02C-046

BEING the same premises which PRIOR OWNERS, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume Instrument #: 2002-05255, granted and conveyed unto Jamie Patton and April L. Patton.

Property known as 10 Juniper Street, Berwick, PA, 18603