

# SHERIFF'S SALE COST SHEET

Mat Mortgage vs. Jamie Paton  
 NO. 196-07 ED NO. 1332-06 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</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>10.00</u>
TOTAL ***** \$ <u>343.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1095.75</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1245.75</u>	

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1728.75  
1500.00 Deposit  
Due 228.75

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

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

180558

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

180558

55-233/212

**\*\*Two hundred Twenty Eight dollars and Seventy Five cents\*\***

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF  
ATTN: Sheriff Chamberlain  
P.O. BOX 380  
BLOOMSBURG PA 17815

DATE

AMOUNT

8/12/2008

\$228.75

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

ZUCKER, GOLDBERG & ACKERMAN  
ATTORNEY BUSINESS ACCOUNT

For 79196 SHERIFF FEES

⑈ 180558 ⑈ ⑆ 021202337⑆ 6103803185⑈

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

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

LEONARD B. ZUCKER  
 MICHAEL S. ACKERMAN  
 JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
 FRANCES GAMBARDELLA  
 BRIAN C. NICHOLAS\*\*\*  
 STEVEN D. KROL  
 ERIC SANTOS\*\*\*\*  
 ANTHONY J. RISALVATO\*\*\*\*\*

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

OF COUNSEL  
 SCOTT A. DITTERICK, ESQ., \*\*\*\*\*  
 KIMBERLY A. BONNER, ESQ., \*\*\*\*\*

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](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
 Please send your request to: [zuckergoldberg.com/pr](http://zuckergoldberg.com/pr)

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1924  
 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

March 31, 2008

*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 **May 7, 2008** in the above-referenced matter- this is due to a loss mitigation.

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

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Marie Lindner*  
 Foreclosure Sales Specialist

ml

*ex 115*



# SHERIFF'S SALE COST SHEET

MAT Mortgage Corp vs. Jamie Patton  
 NO. 196-07 ED NO. 1332-06 JD DATE/TIME OF SALE 3-26-08 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</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>10.00</u>	
TOTAL *****		\$ <u>428.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1095.75</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1320.75</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>358.82</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL *****		\$ <u>368.82</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>2271.36</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2271.36</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4571.43

LEONARD H. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCIS GAMBARDIELLA  
BRIAN C. NICHOLAS\*\*\*  
STEVEN D. KROL  
ERIC SANTOS\*\*\*\*  
ANTHONY J. RISALVATO\*\*\*\*\*

\*\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*\*ALSO MEMBER OF PA BAR  
\*\*\*\*ALSO MEMBER OF NY AND MI BAR  
\*\*\*\*\*ALSO MEMBER OF NY AND PA BAR  
\*\*\*\*\*ALSO MEMBER OF NY 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](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto: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 850  
Hershey, PA 17033  
717-533-3560  
Fax: 717-533-3562

XFP-79196

February 27, 2008

*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 continue the sheriff sale scheduled for 3/26/2008 to the May 7, 2008 sheriff sale in the above-referenced matter. Please announce this at the 3/26/08 sheriff sale.

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

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Marie Lindner*  
Foreclosure Sales Specialist

ml

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

MT Mt. Corp. VS Jennie Patton

NO. 196-07 ED NO. 133d-06 JD

DATE/TIME OF SALE: 3-26-08 1030

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  
JERRI ACKERMAN\*

RICHARD P. HAIBER\*\*  
FRANCES GAMBARIELLA  
BRIAN C. NICHOLAS\*\*\*  
STEVEN D. KROL  
ERIC SANTOS\*\*\*\*  
ANTHONY J. RISALVATO\*\*\*\*\*

\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND MD BAR  
\*\*\*\*ALSO MEMBER OF NY AND PA BAR  
\*\*\*\*\*ALSO MEMBER OF NY BAR  
\*\*\*\*\*MEMBER OF PA BAR ONLY

OF COUNSEL:  
SCOTT A. DREFFERICK, ESQ. \*\*\*\*\*  
KIMBERLY A. HUNNER, ESQ. \*\*\*\*\*

## ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

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

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto: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 6, 2008

**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 continue the sheriff sale scheduled for **02/06/2008** to the **March 26, 2008** sheriff sale in the above-referenced matter. Please announce this at the **2/6/08** sheriff sale.

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

Sincerely,

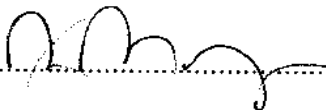
ZUCKER GOLDBERG & ACKERMAN

By: *Marie Lindman*  
Foreclosure Sales Specialist

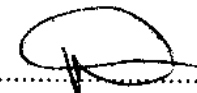
ml

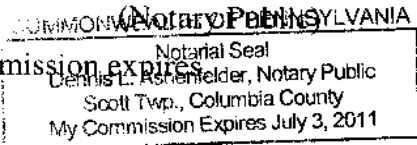
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA         ) SS

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 January 16, 23, 30, 2008 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 30<sup>th</sup> day of January 2008.....

.....  


My commission expires  
  
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.

.....

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4144

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 01/28/2008

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4145

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 01/28/2008

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/18/2007

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-25-08 TIME 1:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

tc DATE \_\_\_\_\_

196  
LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCES GAMBARDILLA  
BRIAN C. NICHOLAS\*\*\*  
STEVEN D. KROL  
ERIC SANTOS\*\*\*\*  
ANTHONY J. RISALVATO\*\*\*\*\*

\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND ME BAR  
\*\*\*\*ALSO MEMBER OF NY AND PA BAR  
\*\*\*\*\*ALSO MEMBER OF NY 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](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto: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

January 9, 2008

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

**Re:** M&T MORTGAGE CORPORATION  
**vs.** JAMIE PATTON AND APRIL L. PATTON  
**Premises:** 10 Juniper Street, Berwick PA 18603.  
**Docket No.:** 2006-CV-1332  
**Sheriff No.:**

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Marie Lindner of our office at (908) 233-8500 ext. 115.

Sincerely,

ZUCKER, GOLDBERG & ACKERMAN, LLC

  
Scott A. Dietterick, Esquire

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

CIVIL DIVISION

Plaintiff,

NO.: 2006-CV-1332

vs.

JAMIE PATTON; APRIL L. PATTON;

Sheriff Sale #: **Error! Reference source not found.**

Defendants.

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT  
OF SERVICE OF  
DEFENDANT/OWNER AND  
OTHER PARTIES OF INTEREST**

CODE:

FILED ON BEHALF OF:  
M&T Mortgage Corporation

COUNSEL OF RECORD FOR THIS  
PARTY:

ZUCKER, GOLDBERG & ACKERMAN,  
LLC

Scott A. Dietterick, Esquire PA I.D. #55650  
Kimberly A. Bonner, Esquire- PA I.D. #89705  
Richard P. Haber, Esquire- PA I.D. #202567  
Eric Santos, Esquire- PA I.D. #201493

200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
(908) 233-1390 FAX  
office@zuckergoldberg.com  
File No.: XFP- 79196/ml

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2006-CV-1332
	:	
vs.	:	
	:	
JAMIE PATTON; APRIL L. PATTON	:	
	:	
Defendants.	:	
	:	
	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Maric Lindner, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, M&T Mortgage Corporation, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

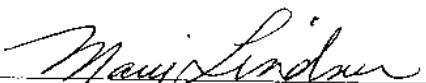
1. Defendant, Jamie Patton and April L. Patton, is the record owner of the real property.
2. On or about 10/30/07, Jamie Patton and April L. Patton were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of the mortgaged premises, being 10 Juniper Street, Berwick PA 18603. A true and correct copy of said Notice and Return of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about 12/21/07, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via

First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

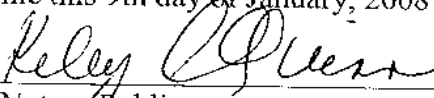
Finally, the undersigned deposes and says that the Defendant/Owner and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

ZUCKER, GOLDBERG & ACKERMAN, LLC  
Attorneys for Plaintiff

Dated: January 9, 2008

  
\_\_\_\_\_  
MARIE LINDNER  
Paralegal

Sworn to and subscribed before  
me this 9th day of January, 2008

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:

**KELLY A. QUINN**  
**A NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 10/23/2012**

# EXHIBIT A

791

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 399-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

M&T MORTGAGE CORPORATION

Docket # 196ED2007

VS

MORTGAGE FORECLOSURE

JAMIE PATTON

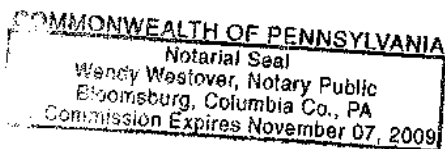
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 30, 2007, AT 7:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMIE PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO JAMIE 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 WEDNESDAY, OCTOBER 31, 2007

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 17615  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

M&T MORTGAGE CORPORATION

Docket # 196ED2007

VS

MORTGAGE FORECLOSURE

JAMIE PATTON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 30, 2007, AT 7:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON APRIL PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO JAMIE PATTON, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JANUARY 09, 2008

*Timothy T. Chamberlain*

NOTARY PUBLIC

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

P. D'ANGELO  
DEPUTY SHERIFF

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**

Jamie Patton  
10 Juniper Street  
Berwick, PA 18603

**Certified Article Number**

7160 3901 9845 2985 8292

**SENDERS RECORD**

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 February 6, 2008 at 10:30 a.m. 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: September 25, 2007

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

Exhibit "A"

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.

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

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.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

Defendants.

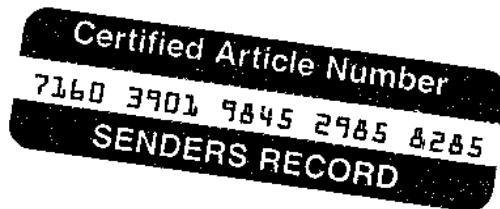
CIVIL DIVISION

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 February 6, 2008 at 10:30 a.m. 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

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Signature  
☒ Agent  
☐ Addressee  
196  
E. B5N06R10 DEC 17 2007

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

7. Date of Delivery  
DEC 17 2007

8. Article Addressed to:  
OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

9. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 8997

10. PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Signature  
☒ Agent  
☐ Addressee  
196  
E. B5N06R10 DEC 17 2007

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

7. Date of Delivery  
DEC 17 2007

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

9. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 9000

10. PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Signature  
☒ Agent  
☐ Addressee  
196  
E. B5N06R10 DEC 17 2007

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

7. Date of Delivery  
DEC 17 2007

8. Article Addressed to:  
Dept. of Revenue  
Dept. 280601  
Harrisburg, PA 17128

9. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 8966

10. PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X [Signature]  
☐ Agent  
☒ Addressee

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 03 20

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

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 8997

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X [Signature]  
☐ Agent  
☒ Addressee

B. Received by (Printed Name)  
C. Date of Delivery  
DEC 17 2007

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

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 9000

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X [Signature]  
☐ Agent  
☒ Addressee

B. Received by (Printed Name)  
C. Date of Delivery  
DEC 17 2007

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

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number  
(Transfer from service label)  
7007 0710 0002 4094 8966

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

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. Dieterich, 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: September 25, 2007

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

Exhibit "A"

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.

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

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.

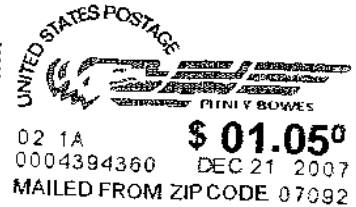
# EXHIBIT B



Certificate Of  
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form is for domestic and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



XFP-79196/ml

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

Postmark Here

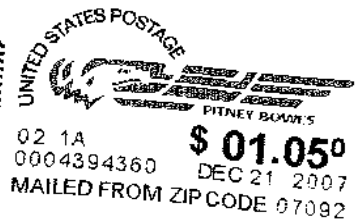
PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of  
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form is for domestic and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



XFP-79196/ml

To: COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 26  
Harrisburg, PA 17105

Postmark Here

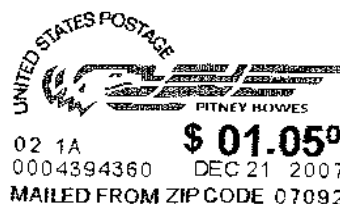
PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of  
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This for  
and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



XFP-79196/ml

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

Postmark Here

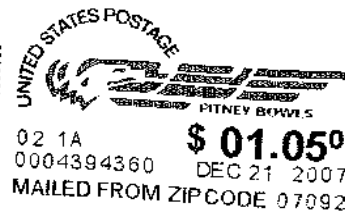
PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of  
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. Thi  
and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



XFP-79196/ml

To: DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Bloomsburg, PA 17128-0601

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

Certificate Of Mailing



UNITED STATES POSTAGE  
02 1A  
0004394360  
\$ 01.05<sup>0</sup>  
DEC 21 2007  
MAILED FROM ZIP CODE 07092

XFP-79196/ml

To: UNKNOWN TENANT OR TENANTS  
10 Juniper Street  
Berwick, PA 18603

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

Certificate Of Mailing



UNITED STATES POSTAGE  
02 1A  
0004394360  
\$ 01.05<sup>0</sup>  
DEC 21 2007  
MAILED FROM ZIP CODE 07092

XFP-79196/ml

To: UNKNOWN SPOUSE  
10 Juniper Street  
Berwick, PA 18603

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

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 TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

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

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

UNKNOWN SPOUSE  
10 Juniper Street  
Berwick, PA 18603

UNKNOWN TENANT OR TENANTS  
10 Juniper Street  
Berwick, PA 18603

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

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

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Bloomsburg, Pennsylvania 17815

On 02/06/2008 at 10:30am, the following described real estate which Jamie Patton and April L. Patton are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

10 Juniper Street,  
Berwick, PA 18603  
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of  
M&T Mortgage Corporation

Plaintiff

vs.

JAMIE PATTON; APRIL L. PATTON

Defendant

at EX. NO. 2006-CV-1332 in the amount of \$107,285.71 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER GOLDBERG & ACKERMAN LLC

BY: 

Dated: December 20, 2007

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

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 # 196ED2007

VS

MORTGAGE FORECLOSURE

JAMIE PATTON

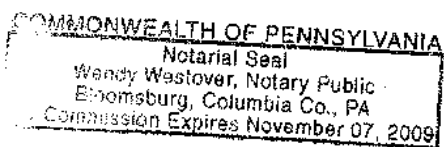
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 30, 2007, AT 7:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMIE PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO JAMIE 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 WEDNESDAY, OCTOBER 31, 2007

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

P. D'ANGELO  
DEPUTY SHERIFF



December 13, 2007

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

**M & T MORTGAGE CORPORATION**

**VS.**

**JAMIE PATTON**

**DOCKET # 196ED2007**

**JD # 1332D2006**

Dear Timothy:

The balance due on sewer account #201390 for the property located at 10 Juniper Street Berwick, Pa through February 2008 is \$2271.36. This amount includes the \$2000.00 tap-page fees to connect this property to public sewer.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/18/2007

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Joan Rothery

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

DATE 12.05.07 TIME 1555 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

Pat T. Dell

DATE 12.05.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/18/2007

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

SERVED UPON KRISTY Romie

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

DATE 12-05-07 TIME 1530 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

Paul D. M.

DATE 12-05-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/18/2007

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON HAUREN Cole

RELATIONSHIP Customer Ser. IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

[Signature]

DATE 12-3-7

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 # 196ED2007**

**VS**

**MORTGAGE FORECLOSURE**

**JAMIE PATTON**

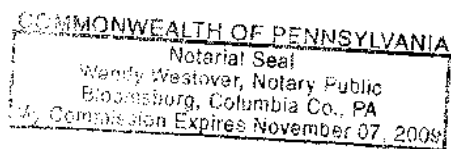
**AFFIDAVIT OF SERVICE**

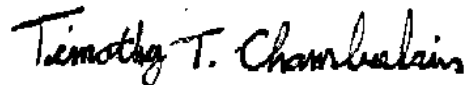
NOW, THIS TUESDAY, OCTOBER 30, 2007, AT 7:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON APRIL PATTON AT 10 JUNIPER STREET, BERWICK BY HANDING TO JAMIE PATTON, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, OCTOBER 31, 2007

  
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 10/18/2007

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
APRIL PATTON	MORTGAGE FORECLOSURE
10 JUNIPER STREET	
BERWICK	

SERVED UPON JAMIE PATTON

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

DATE 10/30/07 TIME 1925 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 Per Dlt DATE 10/30/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 10/18/2007

SERVICE# 1 - OF - 13 SERVICES  
 DOCKET # 196ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JAMIE PATTON  
 ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

7PR 9649

PERSON/CORP TO SERVED
JAMIE PATTON
10 JUNIPER STREET
BERWICK

PAPERS TO SERVED  
 MORTGAGE FORECLOSURE

SERVED UPON JAMIE PATTON

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

DATE 10-30-07 TIME 1925 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
10-22-07	1605	DANIELLO	L/K
10-26-07	0955	DANIELLO	N/A
10-29-07	1400	DANIELLO	N/A
10-30-07	1920	DANIELLO	REFUSED TO OPEN DOOR

DEPUTY

DATE

*Paul Delt*

10-30-07

# REAL ESTATE OUTLINE

ED # 196-57

DATE RECEIVED 12-18-07  
DOCKET AND INDEX 12-18-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 15.00 CK# 153960  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Feb 6, 08 TIME 1:30  
POSTING DATE Jan 7, 08  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan 14, 08  
2<sup>ND</sup> WEEK Jan 21, 08  
3<sup>RD</sup> WEEK Jan 28, 08

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 6, 2008 AT 10:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 196 OF 2007 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 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); 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.

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

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.

#### **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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 6, 2008 AT 10:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 196 OF 2007 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 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); 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.

PARCEL No. 07-02C-046 and PARCEL No. 07-02C-400I (vacant lot)

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.

#### **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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 6, 2008 AT 10:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 196 OF 2007 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 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); 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.

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

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.

### **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](http://www.sheriffofcolumbiacounty.com)

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.: 2007-ED-196

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 date of sale	\$ 6,783.88

Total     **\$114,069.59 plus costs to be added**

Prothonotary:

By Jamie B. Klevé  
Clerk

Date: 10/18/07

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

**Exhibit "A"**

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.

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

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.

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.: 2007-ED-196

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 date of sale	\$ 6,783.88

Total     **\$114,069.59 plus costs to be added**

Prothonotary:

By: Jami B. Kline  
Clerk

Date: 10/18/07

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

**Exhibit "A"**

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.

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

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.

**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.: 2007-ED-196

**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, PA 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. Dienerick, 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: September 25, 2007

**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, PA 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

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: September 25, 2007

**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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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 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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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 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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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 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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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 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); 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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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.

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

BEING the same premises which Eric Y. Johnson and Jacqueline M. Johnson, 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**

**Exhibit "A"**

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.

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

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.

**Exhibit "A"**

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.

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

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.

**Exhibit "A"**

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.

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

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.

**Exhibit "A"**

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.

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

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.

**Exhibit "A"**

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.

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

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.

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**

Jamie 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 9:30 a.m. 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. Dietrick, 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: September 25, 2007

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

**Exhibit "A"**

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.

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

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.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

CIVIL DIVISION

Plaintiff,

NO.: 2006-CV-1332

VS.

JAMIE PATTON; ~~APRIL L. PATTON~~;

Defendants.

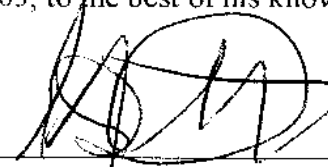
**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

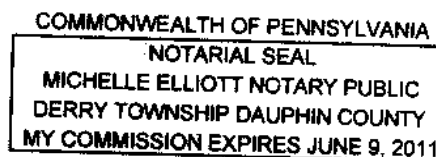
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 10 Juniper Street, Berwick, PA 18603 is Jamie Patton and April L. Patton, with a last known address of 10 Juniper Street, Berwick, PA 18603, to the best of his knowledge, information and belief.

  
\_\_\_\_\_  
Scott A. Dietterick, Esquire

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 25<sup>th</sup> DAY OF September, 2007.

\_\_\_\_\_  
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.:

**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

Sworn to and subscribed before me this

25th day of September, 2007.



Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MICHELLE ELLIOTT NOTARY PUBLIC

DERRY TOWNSHIP DAUPHIN COUNTY

MY COMMISSION EXPIRES JUNE 9, 2011

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

JAMIE PATTON; APRIL L. PATTON;

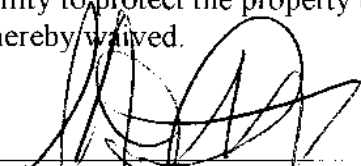
Defendants.

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

**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: \_\_\_\_\_

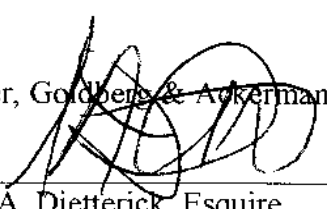
Date: \_\_\_\_\_

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: September 25, 2007

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: \_\_\_\_\_

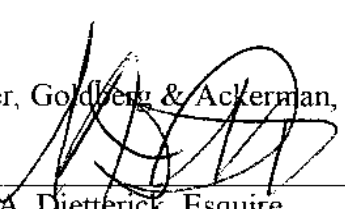
Date: \_\_\_\_\_

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: September 25, 2007

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 POST Notice of Sale at the mortgaged premises**

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: \_\_\_\_\_

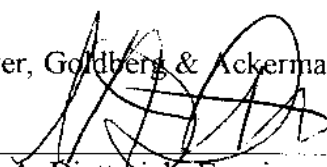
Date: \_\_\_\_\_

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: September 25, 2007

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 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  
MOUNTAIN SIDE, NJ 07092

**153960**  
JPMORGAN CHASE BANK, N.A.  
MONTCLAIR, NJ 07042

**153960**

55-233/212

**\*\*One Thousand Five hundred dollars and Zero cents\*\***

PAY  
TO THE  
ORDER  
OF

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

For #79196-M&T

DATE

09/28/2007

AMOUNT

\$1,500.00

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

⑈ 153960 ⑈ ⑈ 021202337 ⑈

6103803185 ⑈

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