

SHERIFF'S SALE COST SHEET

NO. MT Bank VS. Timie & April Patten
 NO. 97-09 ED NO. 210-07 JD DATE/TIME OF SALE Feb. 10 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>41.50</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>454.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1074.72</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1299.72</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>6.00</u>	
TOTAL *****		\$ <u>6.00</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>41.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>41.00</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>140.00</u>

TOTAL COSTS (OPENING BID) \$ 640.20

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Plat Bank vs Jennie & April Patton

NO. 97-09 ED NO. 210-09 JD

DATE/TIME OF SALE: Feb 10 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

DO NOT ACCEPT THIS CHECK UNTIL YOU SEE THE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
PA ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092
PH. 908-233-8500

008730

008730

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

PAY TO THE ORDER OF Two Hundred Thirty-Nine and 22/100-----

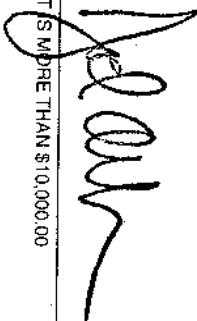
US Dollars

PAY TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

79196-RI;M&T VS PATTON

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



97.01
⑈008730⑈ ⑈021202337⑈ ⑈5108811828⑈

FOR OR BEHIND THE LINE, THERE MUST BE TWO SIGNATURES. IF THERE ARE TWO SIGNATURES, THE CHECK IS VALID. IF THERE IS ONLY ONE SIGNATURE, THE CHECK IS VOID. IF THE COLOR DOES NOT FADE DO NOT ACCEPT

DATE 2/19/2010 AMOUNT \$*****239.22

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Marie undner

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re: Patton

CC:

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

● **Comments:**

I received the request for stay. There is a balance due of \$239.22. Cost sheet attached.

BONARD B. ZUCKER
MICHAEL S. ACKERMAN
DEL ACKERMAN*

RANCES GAMBARDIELLA
RIAN C. NICHOLAS •
TEVEN D. KROL
CHRISTOPHER G. FORD
RIC R. PARKER •
ANET V. KEYMETIAN •
ENISE CARLON •
NNIE CHA •
MONIKA S. PUNDALIK
KRISTINE E. POTTER
RIAN W. BANASIAK
YAN S. MALC

ALSO MEMBER OF NY, PA AND CA BAR
ALSO MEMBER OF NY AND ME BAR
ALSO MEMBER OF NY BAR
ALSO MEMBER OF MA AND ND BAR
A MEMBER OF PA BAR ONLY

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1978)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL

SCOTT A. DISTTERRICK, ESQ. ✪
KIMBERLY A. BONNER, ESQ. ✪
JAIMER ACKERMAN, ESQ.

XFP-79196-R1

February 2, 2010

Via Fax & Regular Mail
Fax no.: 570-389-5625

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

Re: M&T Bank
vs. Jamie Patton and April L. Patton, his wife
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2009-CU-210
Sheriff #:

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for 02/10/2010. No funds have been received.

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

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: Marle Undner
Foreclosure Sales Specialist
(908) 233-8500 x 115

SHERIFF'S SALE COST SHEET

MT Bank vs. 1/10/00
 NO. 97-09 ED NO. 2100 JD DATE/TIME OF SALE Staged

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>45.00</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>1.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>707.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1074.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1224.72</u>	

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

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

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

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC.	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$1739.22
1500 Dep.
Dine \$239.22



February 4, 2010

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

M & T BANK

VS.

**APRIL L. PATTON
JAMIE PATTON**

DOCKET # 97ED2009

JD # 210JD2009

Dear Timothy:

The amount due on the sewer account #201390 for the property located at 10 Juniper Street Berwick, Pa through March 31, 2010 is **\$4,444.98**. This amount includes \$150.00 lien fees and \$2,000.00 tapage fees to connect to the public sewer.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

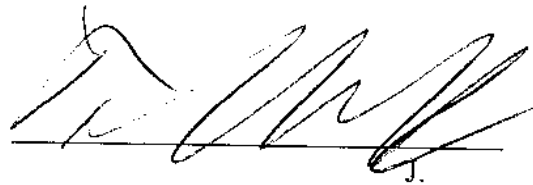
April L. Patton; Jamie Patton,

Defendant.

:
:
: CIVIL DIVISION
:
:
: NO.: 2009-CU-210
:
:
:
:
:
:

ORDER OF COURT

AND NOW, this 2nd day of December, 2009, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(a) by Plaintiff, it is hereby ORDERED, ADJUDGED and DECREED that the sheriff sale scheduled for December 2, 2009 is continued to February 10, 2010, and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived.



FILE NO. 79196-R1

RECEIVED
CLERK OF COURT
JAN 13 2010

DEC 10 2009

RECEIVED
CLERK OF COURT
JAN 13 2010

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

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

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

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

ZUCKER, GOLDBERG & ACKERMAN ATTORNEYS AT LAW

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

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com
For payoff/ reinstatement figures
please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

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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

December 3, 2009

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

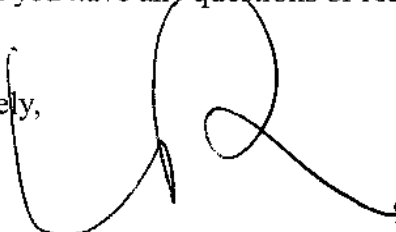
Re: M&T Bank v. April L. Patton; Jamie Patton
Docket No. 2009-Cu-210
Our File No. 79196-R1

Dear Madam/Sir:

Enclosed for filing in the above-referenced matter, please find the original and one (1) copy of a Motion to Continue Sheriff Sale and Dispense with new Notice Pursuant to Pa.R.C.P. 3129.3(a). Please file the original and return a time-stamped copy to me in the enclosed self-addressed, stamped envelope. Once the Order is signed, please conform the extra copy of the Order that is enclosed and return it to me in the additional self-addressed, stamped envelope that is provided.

Should you have any questions or require additional documentation, please feel free to contact me.

Sincerely,



Kimberly A. Bonner
KAB:smg
Enclosures

cc: April L. Patton, w/enc.
Sheriff of Columbia County, w/enc.

PA 17105
WELFARE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2560 0002 1259 9524

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept of Revenue
Dept 280601
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2560 0002 1259 9517

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2560 0002 1259 9500

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery **MAY 15 2009**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

April L. Patton; Jamie Patton,

Defendant.

:
: CIVIL DIVISION
:
: NO.: 2009-CU-210
:
:
:
:
:
:

**MOTION TO CONTINUE SHERIFF'S SALE AND
DISPENSE WITH NEW NOTICE PURSUANT TO Pa.R.C.P. 3129.3(a)**

AND NOW, comes the Plaintiff, M&T Bank, by and through its attorneys, Zucker
Goldberg & Ackerman, and files this Motion to Continue Sheriff's Sale and Dispense with New
Notice Pursuant to Pa.R.C.P. 3129.3(a) as follows:

1. On or about April 6, 2009 Plaintiff obtained a default judgment in mortgage
foreclosure against the Defendants April L. Patton and Jamie Patton ("Defendants") at the above-
captioned term and number ("Judgment").
2. Pursuant to said Judgment, the Plaintiff caused the property subject to the
Judgment, 10 Juniper Street, Berwick, PA 18603 ("Premises"), to be scheduled for sale by the
Sheriff of Columbia County on July 29, 2009.
3. The Sheriff's Sale scheduled for July 29, 2009 was continued to October 14, 2009
and then the sale was continued again from October 14, 2009 to December 2, 2009.
4. Now, because of loss mitigation negotiations with Defendants, Plaintiff wishes to
continue the sale again to February 10, 2010.

5. Pursuant to Pa.R.C.P. 3129.3(a), new notice is required to be given as required by Pa.R.C.P. 3129.2(a), if the sale of real property is stayed, continued, postponed or adjourned, "except as provided in subdivision (b) or by special Order of the Court."

6. No parties-in-interest will be prejudiced by this continuance, as the Sheriff announced the continued sheriff sale date at the December 2, 2009 Sheriff's Sale.

7. Consequently, Plaintiff requests the sheriff sale scheduled for December 2, 2009 be continued pursuant to Pa.R.C.P. 3129.3(a) to February 10, 2010, and the requirement that advertisement be made and new notice be provided to Defendants, lienholders and other parties of interest be waived.

WHEREFORE, Plaintiff requests this Honorable Court to enter a special Order of Court pursuant to Pa.R.C.P. 3129.3(a) continuing the sheriff sale for December 2, 2009 to February 10, 2010, and dispense with the requirement that advertisement be made and a new notice be provided to Defendants, lienholders or other parties of interest.

ZUCKER GOLDBERG & ACKERMAN

BY: 

Scott A. Dietterick, Esquire

PA I.D. #55650

Kimberly A. Bonner, Esquire

PA I.D. #89705

Jessica E. Lowe, Esquire

PA I.D. #208041

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

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

BY: _____
 Scott A. Dettmerick, Esquire
 PA I.D. #55650
 Kimberly A. Bonner, Esquire
 PA I.D. #89705
 Jessica E. Lowe, Esquire
 PA I.D. #208041
 200 Sheffield Street, Suite 301
 Mountainside, NJ 07092
 (908) 233-8500; 908 (233-1390) FAX

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

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

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

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

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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

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ✧
 KIMBERLY A. BONNER, ESQ. ✧
 JAIME R. ACKERMAN, ESQ.

LEONARD E. ZUCKER
 MICHAEL S. ACKERMAN
 JOEL ACKERMAN*

FRANCES GAMBARDILLA
 BRIAN C. NICHOLAS ✧
 STEVEN D. KROL
 CHRISTOPHER G. FORD
 ERIC R. PARKER ✧
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 DENISE CARLON ✧
 ANNIE CHA ✧
 MONIKA S. PUNDALIK
 CHRISTINE E. POTTER
 BRIAN W. BANASIAK

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

XFP-79196-R1

November 30, 2009

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 Bank
vs. April L. Patton
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2009-CU-210
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for **December 2, 2009** for 60 days. We will be filing a Motion to Continue the Sale but we will not have the Order in time for the sale. Please announce this continuance at the December 2, 2009 sale as continued per Court Order and advise us of the new sale date.

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

Sincerely,

ZUCKER GOLDBERG & ACKERMAN, LLC

By: Marie Lindner
 Foreclosure Sales Specialist
 (908) 233-8500 x 115

*Feb. 10th OK.
 9:00am
 per Marie
 SK @ 1:02pm*



August 14, 2009

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

M & T BANK

VS.

**APRIL L. PATTON
JAMIE PATTON**

DOCKET # 97ED2009

JD # 210JD2009

Dear Timothy:

The **updated** amount due on the sewer account #201390 for the property located at 10 Juniper Street Berwick, Pa through December 31, 2009 is **\$4151.38**. This amount includes \$150.00 lien fees and \$2000.00 tappage fees to connect to the public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

M & T BANK,

Plaintiff

VS

APRIL L. PATTON AND JAMIE

PATTON,

Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: OF PENNSYLVANIA
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION-COMPLAINT
: IN MORTGAGE FORECLOSURE
: NO. 210 OF 2009
: EXECUTION NO. 2009-ED-97

APPEARANCES:

JEFFREY HILL, ESQUIRE

PATRICK O'CONNELL, ESQUIRE

KIMBERLY BONNER, ESQUIRE

ORDER OF COURT

AND NOW, to wit, this 28th day of July, 2009, upon consideration of Defendant's petition to stay execution and upon review of a phone message from Attorney Kimberly Bonner concurring in the same and in fact concurring in the same, it is hereby ORDERED that the Sheriff's sale of real property located at 10 Juniper Street, Briar Creek Township, Berwick, Columbia County, Pennsylvania scheduled for July 29, 2009 at 9:30 a.m. is hereby continued. This matter shall be rescheduled for the November 2009 Sheriff's sale date, therefore, obviating the need to readvertise the sale.

BY THE COURT,


HONORABLE THOMAS A. JAMES, JR.

M & T BANK,
Plaintiff
VS
APRIL L. PATTON AND JAMIE
PATTON,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: OF PENNSYLVANIA
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION-COMPLAINT
: IN MORTGAGE FORECLOSURE
: NO. 210 OF 2009
: EXECUTION NO. 2009-ED-97

APPEARANCES:

JEFFREY HILL, ESQUIRE
PATRICK O'CONNELL, ESQUIRE
KIMBERLY BONNER, ESQUIRE

ORDER OF COURT

AND NOW, to wit, this 28th day of July, 2009, upon consideration of Defendant's petition to stay execution and upon review of a phone message from Attorney Kimberly Bonner concurring in the same and in fact concurring in the same, it is hereby ORDERED that the Sheriff's sale of real property located at 10 Juniper Street, Briar Creek Township, Berwick, Columbia County, Pennsylvania scheduled for July 29, 2009 at 9:30 a.m. is hereby continued. This matter shall be rescheduled for the November 2009 Sheriff's sale date, therefore, obviating the need to readvertise the sale.

BY THE COURT,


HONORABLE THOMAS A. JAMES, JR.



Patrick T. O'Connell, Esquire**

LAW OFFICE OF PATRICK T. O'CONNELL
14 West Main Street
Bloomsburg, Pennsylvania 17815
Ph 570.380.1280
Fax 570.380.1282
Email pat@oconnell-law.com

July 28, 2009

VIA HAND DELIVERY

P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815

Deputy Sheriff Jim Arter
Columbia County Courthouse
Bloomsburg, PA 17815

RE: M&T Bank v. April Patton and Jamie Patton
Columbia County docket no.: 2009-CV-210
Execution no.: 2009-ED-97

Our File: 17815-183

Dear Attorney Hill and Mr. Arter:

I represent April and Jamie Patton in the above-referenced mortgage foreclosure action. Their property is scheduled for Sheriff's sale July 29, 2009 at 0930 hours.

I have filed a Petition seeking to stay the execution. Enclosed is a copy for your ready reference.

I am currently waiting to hear from M&T Bank's attorney whose name is Kimberly Bonner with the law firm of Zucker, Goldberg & Ackerman, LLC as to whether or not she will concur in my Petition seeking a stay of execution. I will let you know her position as soon as I hear back from her. It is my understanding that the Petition for Stay of Execution will be ruled upon by Judge James later today.

** CERTIFIED CIVIL TRIAL ADVOCATE BY NATIONAL BOARD OF TRIAL ADVOCACY
A PENNSYLVANIA SUPREME COURT ACCREDITED AGENCY



July 28, 2009

I just wanted to make the two of you aware of this since it is my understanding that Attorney Hill will be handling the Sheriff's sale and that Deputy Jim Arter is in charge while Sheriff Tim Chamberlin is away.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick T. O'Connell". The signature is fluid and cursive, with the first name "Patrick" being more prominent.

Patrick T. O'Connell, Esquire

PTO/ndh
7/28/2009

Enclosures

cc: Kimberly Bonner, Esquire w/encl. by fax

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ✱
KIMBERLY A. BONNER, ESQ. ✱
JAIME R. ACKERMAN, ESQ.

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDELLA
BRIAN C. NICHOLAS •
STEVEN D. KROL
ERIC SANTOS ■
ANTHONY J. RISALVATO ◊
CHRISTOPHER G. FORD
ERIC R. PARKER ◊
JANET V. KEYMETIAN ◊
DENISE CARLON ◊

• ALSO MEMBER OF NY, PA AND CA BAR
• ALSO MEMBER OF NY AND ME BAR
■ ALSO MEMBER OF NY AND PA BAR
◊ ALSO MEMBER OF NY BAR
◊ ALSO MEMBER OF MA AND ND BAR
✱ MEMBER OF PA BAR ONLY

XFP-79196-R1

July 28, 2009

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 Bank
vs. April L. Patton
Premises: 10 Juniper Street
Berwick, PA 18603
Docket No.: 2009-CU-210
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for **July 29, 2009 to October 14, 2009** sheriff sale.
Please announce this continuance at the July 29, 2009 sheriff sale.

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

Sincerely,

ZUCKER GOLDBERG & ACKERMAN, LLC

By: *Marina Alvarado*
Foreclosure Sales Specialist
(908) 233-8500 x 370

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 July 8, 15, 22, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 22nd day of July, 2009.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011

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.

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS ■
STEVEN D. KROL
ERIC SANTOS ■
ANTHONY J. RISALVATO ○
CHRISTOPHER G. FORD
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Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ☆
KIMBERLY A. BONNER, ESQ. ☆
JAIME R. ACKERMAN, ESQ.

XFP-79196-R1

June 30, 2009

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: M&T BANK
vs. JAMIE PATTON AND APRIL L. PATTON, HIS WIFE
Premises: 10 Juniper Street, Berwick PA 18603.
Docket No.: 2009-CU-210
Sheriff No.:
Sheriff Sale #:

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 BANK,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CU-210

vs.

Sheriff Sale #:

April L. Patton; Jamie Patton

TYPE OF PLEADING

Defendants.

**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 Bank

COUNSEL OF RECORD FOR THIS
PARTY:

ZUCKER, GOLDBERG & ACKERMAN, I.L.C

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Eric Santos, Esquire- PA I.D. #201493
Joel A. Ackerman, Esquire- PA I.D. #202729

200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 79196-R1/ml

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T BANK,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2009-CU-210
	:	
vs.	:	
	:	
April L. Patton; Jamie Patton	:	
	:	
Defendants.	:	
	:	
	:	
	:	

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

I, Marie Lindner, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, M&T Bank, 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:

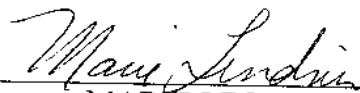
1. Defendants, Jamie Patton and April L. Patton, are the record owners of the real property.
2. On or about 5/29/09, Jamie Patton and April L. Patton, were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via certified mail at the address of the mortgaged 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 6/25/09, 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 Defendants/Owners 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: June 30, 2009



MARIE LINDNER
Paralegal

Sworn to and subscribed before
me this 30th day of June, 2009




Notary Public

MY COMMISSION EXPIRES:

SARAH J. SPOTWOOD
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/19/2009

EXHIBIT A

2. Article Number		COMPLETE THIS SECTION ON DELIVERY	
 7160 3901 9846 3357 2062		A. Received by (Please Print Clearly) <u>Jane Patton</u>	
		B. Date of Delivery <u>NOV 29 2005</u>	
		C. Signature <u>[Signature]</u>	
		D. Is delivery address different from item 1? If yes, enter delivery address below:	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. Service Type CERTIFIED MAIL		Reference Information	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		PAJD 79196-RI	
1. Article Addressed to:			
Jamie Patton 10 Juniper Street Berwick, PA 18603			
PS Form 3811, January 2005		Domestic Return Receipt	

Article Number

Imported from

Country of Origin

Weight



7160 3901 9848 2434 1529

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

APRIL L. PATTON
110 Juniper Street
Berwick, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Signature

B. Date of Delivery

C. Signature

X

In delivery address different from item 1? If YES, enter delivery address below:

☒ Yes ☐ No

Reference Information

PAJD79196-R1

811, January 2005

Domestic Return Receipt

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T BANK,

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

CIVIL DIVISION

NO.: 2009-CU-210

**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 9848 3357 2082

SENDERS RECORD

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street, Bloomsburg, PA 17815 on July 29, 2009 at 9:30 AM 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. 2009-CU-210

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

April L. Patton; Jamie 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, LLC

Dated: May 4, 2009

BY: 

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
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200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-79196-R1
(908) 233-8500; (908) 233-1390 FAX

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

Docket No.: 2009-CU-210

Execution No.:

LEGAL DESCRIPTION

ALL OF 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 1:

BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH 67 DEGREES 35 MINUTES EAST, A DISTANCE OF 100 FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER 173; THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH 22 DEGREES 10 MINUTES WEST, A DISTANCE OF 150 FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER 171; THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH 67 DEGREES 35 MINUTES WEST, A DISTANCE OF 100 FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH 22 DEGREES 10 MINUTES EAST, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

BEGIN LOT NUMBER 172 IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" MARKED "WOODCREST".

PARCEL 2:

BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH 22 DEGREES 10 MINUTES EAST, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 172; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 67 DEGREES 35 MINUTES EAST, A DISTANCE OF 100 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 173; THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER 174 SOUTH 22 DEGREES 10 MINUTES WEST, A DISTANCE OF 150 FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET; THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH 67 DEGREES 35 MINUTES WEST, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

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PARCEL No. 07-02C-046

BEING the same premises which ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume 200205255, Page , granted and conveyed unto Jamie Patton and April L. Patton, his wife.

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

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T BANK,

Plaintiff,

vs.

April L. Patton; Jamie Patton
Defendants.

CIVIL DIVISION

NO.: 2009-CU-210

**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

Certified Article Number

7160 3901 7848 3357 2075

SENDER'S RECORD

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(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. 2009-CU-210

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PROPERTY ARE:**

April L. Patton; Jamie Patton

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ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: May 4, 2009

BY:

Scott A. Dieterick, 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
Joel A. Ackerman, Esquire; PA I.D. #202729
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-79196-R1
(908) 233-8500; (908) 233-1390 FAX

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

Docket No.: 2009-CU-210

Execution No.:

LEGAL DESCRIPTION

ALL OF 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:

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PARCEL 2:

BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH 22 DEGREES 10 MINUTES EAST, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 172; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 67 DEGREES 35 MINUTES EAST, A DISTANCE OF 100 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 173; THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER 174 SOUTH 22 DEGREES 10 MINUTES WEST, A DISTANCE OF 150 FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET; THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH 67 DEGREES 35 MINUTES WEST, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

BEGIN LOT NUMBER 171 IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL No. 07-02C-046

BEING the same premises which ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume 200205255, Page , granted and conveyed unto Jamie Patton and April L. Patton, his wife.

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

Exhibit "A"

EXHIBIT B



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used 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-R1/es

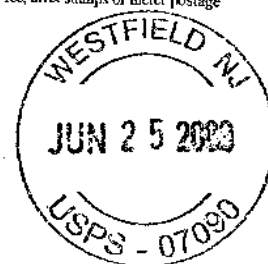
To: COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

To pay fee, affix stamps or meter postage here.



UNITED STATES POSTAGE
EAGLE
FITNEY BOWES
02 1M \$ 01.10⁰⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092

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



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used 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-R1/es

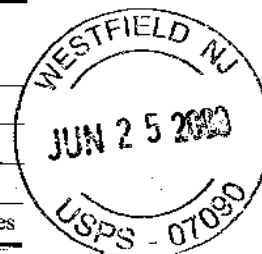
To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

To pay fee, affix stamps or meter postage here.



UNITED STATES POSTAGE
EAGLE
FITNEY BOWES
02 1M \$ 01.10⁰⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092

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 may be used 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-R1/es

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

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



UNITED STATES POSTAGE
PATRICK BOWEN
02 1M \$ 01.10⁰⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used 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-R1/es

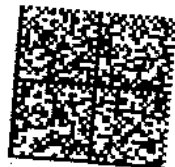
To: BERWICK AREA JOINT SEWER AUTHORITY
C/O ANTHONY J. MCDONALD, ESQ
106 MARKET STREET
BERWICK, PA 18603

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

To pay fee, affix stamps or meter postage here.



Postmark Here



UNITED STATES POSTAGE
PATRICK BOWEN
02 1M \$ 01.10⁰⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092



**UNITED STATES
POSTAL SERVICE®**

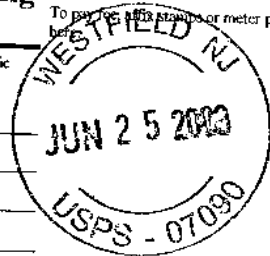
**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used 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-R1/es

To: UNKNOWN SPOUSE
10 Juniper Street
Berwick, PA 18603



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M **\$ 01.10⁰**
 0004282036 JUN 25 2009
 MAILED FROM ZIP CODE 07092

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



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used 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-R1/es

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

To pay for affix stamps or meter postage here.



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M **\$ 01.10⁰**
 0004282036 JUN 25 2009
 MAILED FROM ZIP CODE 07092

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 form may be used 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-R1/es

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



UNITED STATES POSTAGE
02 1M \$ 01.10⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092

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 may be used 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-R1/es

To: NATIONAL CITY MORTGAGE CO., DBA EASTERN MORTGAGE SERVICES
3232 Newmark Drive
Miamisburg, OH 45342

Postmark Here



UNITED STATES POSTAGE
02 1M \$ 01.10⁰
0004282036 JUN 25 2009
MAILED FROM ZIP CODE 07092

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T BANK,

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

:
: CIVIL DIVISION
:
: NO.: 2009-CU-210
:
:
:
:
:
:
:
:

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

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

UNKNOWN TENANT OR TENANTS
10 Juniper Street
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
C/O ANTHONY J. MCDONALD, ESQ
106 MARKET 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

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

NATIONAL CITY MORTGAGE CO., DBA EASTERN
MORTGAGE SERVICES
3232 Newmark Drive
Miamisburg, OH 45342

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:

at 35 West Main Street
Bloomsburg, PA 17815

On **07/29/2009 at 9:30am**, the following described real estate which Jamie Patton and April L. Patton, his wife 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 Bank

Plaintiff

vs.

April L. Patton, et al

Defendant(s)

at EX. NO. 2009-CU-210 in the amount of \$115363.30 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

Dated: June 12, 2009

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Eric Santos, Esquire; PA I.D. #201493
Joel A. Ackerman, Esquire; PA I.D. #202729
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-79196-R1
(908) 233-8500; (908) 233-1390 FAX

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

Docket No.: 2009-CU-210

Execution No.:

LEGAL DESCRIPTION

ALL OF 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 1:

BEGINNING AT THE SOUTHEASTERLY CORNER OF JUNIPER STREET AND GLENWOOD ROAD; THENCE ALONG THE SOUTHERLY SIDE OF JUNIPER STREET, SOUTH 67 DEGREES 35 MINUTES EAST, A DISTANCE OF 100 FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER 173; THENCE ALONG THE WESTERLY SIDE OF SAID LOT, SOUTH 22 DEGREES 10 MINUTES WEST, A DISTANCE OF 150 FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBER 171; THENCE ALONG THE NORTHERLY SIDE OF SAID LOT, NORTH 67 DEGREES 35 MINUTES WEST, A DISTANCE OF 100 FEET TO THE EASTERLY SIDE OF GLENWOOD ROAD; THENCE ALONG THE EASTERLY SIDE OF SAID ROAD, NORTH 22 DEGREES 10 MINUTES EAST, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

BEGIN LOT NUMBER 172 IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" MARKED "WOODCREST".

PARCEL 2:

BEGINNING AT THE NORTHEASTERLY CORNER OF LARCHWOOD STREET AND GLENWOOD ROAD; THENCE ALONG THE EASTERLY LINE OF GLENWOOD ROAD, NORTH 22 DEGREES 10 MINUTES EAST, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 172; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 67 DEGREES 35 MINUTES EAST, A DISTANCE OF 100 FEET TO THE SOUTHWESTERLY CORNER OF LOT NUMBER 173; THENCE IN A LINE PARALLEL WITH THE FIRST LINE DESCRIBED HEREIN, ALONG THE WESTERLY LINE OF LOT NUMBER 174 SOUTH 22 DEGREES 10 MINUTES WEST, A DISTANCE OF 150 FEET TO THE NORTHERLY SIDE OF LARCHWOOD STREET; THENCE ALONG THE NORTHERLY SIDE OF LARCHWOOD STREET, NORTH 67 DEGREES 35 MINUTES WEST, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

BEGIN LOT NUMBER 171 IN ACCORDANCE WITH DRAFT STAMPED "COMMONWEALTH OF PENNSYLVANIA, HOWARD G. SHULDE, REGISTERED PROFESSIONAL ENGINEER, NO. 5895" AND MARKED "WOODCREST".

PARCEL No. 07-02C-046

BEING the same premises which ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, by Deed dated April 29, 2002 and recorded May 1, 2002 in and for Columbia County, Pennsylvania, in Deed Book Volume 200205255, Page , granted and conveyed unto Jamie Patton and April L. Patton, his wife.

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

Exhibit "A"

Zucker, Goldberg & Ackerman, LLC
«Field2»-«Field1»
«Field1»D1004C02/12/2008P4

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/01/2009

Fee: \$5.00

Cert. NO: 6326

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 07/01/2009

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

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff Per: Timothy Chamberlain

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

M&T BANK

VS.

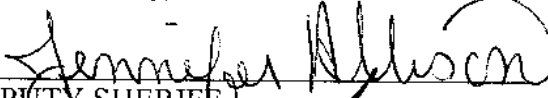
APRIL & JAMIE PATTON

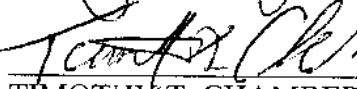
WRIT OF EXECUTION #97 OF 2009 ED

POSTING OF PROPERTY

June 25, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF APRIL & JAMIE PATTON AT 10 JUNIPER STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

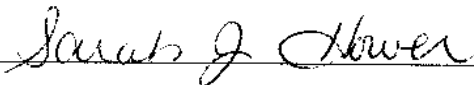
SO ANSWERS:

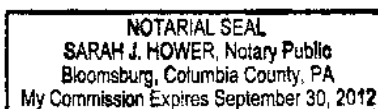

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2009





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6390

M&T BANK

Docket # 97ED2009

VS

MORTGAGE FORECLOSURE

APRIL L. PATTON
JAMIE PATTON

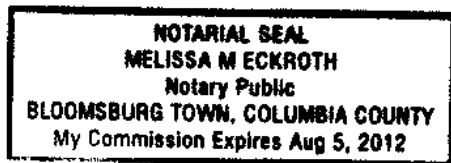
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 14, 2009, AT 1:15 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 THURSDAY, MAY 14, 2009

Melissa M Eckroth
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

J. Devaney
X
J. DEVANEY
DEPUTY SHERIFF

ZUCKER GOLDBERG AND ACKERMAN
206 SHEFFIELD STREET
Suite 301
MOUNTAIN SIDE, NJ 07092

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 BANK

Docket # 97ED2009

VS

MORTGAGE FORECLOSURE

APRIL L. PATTON
JAMIE PATTON

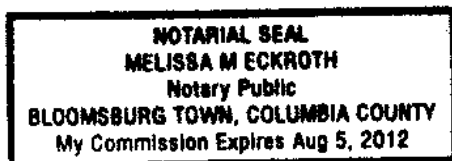
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 14, 2009, AT 1:15 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 THURSDAY, MAY 14, 2009

Melissa M Eckroth
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X J. Devaney
J. DEVANEY
DEPUTY SHERIFF

ZUCKER GOLDBERG AND ACKERMAN
206 SHEFFIELD STREET
Suite 301
MOUNTAINSIDE, NJ 07092

**JOAN ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**570-759-2118
570-759-1681 FAX**

TO: Jim

FAX: 389-5625

PAGES (INC COVER): 2

DATE: 6-18-09

due date 7-29-09



May 15, 2009

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

M & T BANK

VS.

**APRIL L. PATTON
JAMIE PATTON**

DOCKET # 97ED2009

JD # 210JD2009

Dear Timothy:

The amount due on the sewer account #201390 for the property located at 10 Juniper Street Berwick, Pa through September 30, 2009 is \$3870.44. This amount includes \$150.00 lien fees and \$2000.00 tapage fees to connect to the public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/12/2009

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
APRIL PATTON
10 JUNIPER STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JAMIE PATTON

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 5/14/09 TIME 1315 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) Served on Husband for
Wife.

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>5/13/09</u>	<u>1645</u>	<u>S-11</u>	<u>NAC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Chamberlain DATE 5/14/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/12/2009

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMIE PATTON	MORTGAGE FORECLOSURE
10 JUNIPER STREET	
BERWICK	

SERVED UPON Jamie Patton

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5/14/09 TIME 1315 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
<u>5/13/09</u>	<u>1545</u>	<u>J-11</u>	<u>NALC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Perry DATE 5/14/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/12/2009

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in main slot of Tax Office

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5/14/09 TIME 1515 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) Put in main slot of Tax
OFFICE (Nobody Home)

ATTEMPTS

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

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

DEPUTY

J. J. Perry

DATE 5/14/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/12/2009

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kenny Green (Secretary)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5/13/09 TIME 1501 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) School or Secretary
AT Berwick Sewer Authority

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY _____

DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/13/2009

Fee: \$5.00

Cert. NO: 6141

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 05/13/2009

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 5/12/2009

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

SERVED UPON MAREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____


DATE 5/13/09 TIME 1345 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ 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) SERVED ON INTAKE
CLERK @ DOM. RELATIONS

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY  DATE 5/13/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/12/2009

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 97ED2009

PLAINTIFF M&T BANK

DEFENDANT APRIL L. PATTON
JAMIE PATTON

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5/13/09 TIME 1325 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) SERVED ON CLERK
IN TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 5/13/09

REAL ESTATE OUTLINE

ED # 97-09

DATE RECEIVED 5-12-09

DOCKET AND INDEX 5-13-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~\$1,350.00~~ OR 1500.00

CK# 3361

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

SALE DATE

July 27, 09 TIME 2:30

POSTING DATE

June 25, 09

ADV. DATES FOR NEWSPAPER

1ST WEEK July 8

2ND WEEK 15

3RD WEEK 22, 29