

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2009 ED AND CIVIL WRIT NO. 210 OF 2009 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 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

TERMS OF SALE

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

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

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IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T Bank,

Plaintiff,

vs.

April L. Patton; Jamie Patton

Defendants.

Docket No.: 2009-CU-210

Execution No.: 2009-ED-97

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 | \$115,363.30 |
| Interest from 04/06/2009 to date of sale | \$3,646.80 |
| Total | \$119,010.10 |
| | plus costs to be added |

Prothonotary:

By: Jami B. Kleme
Clerk

Date: May 12, 2009

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

M&T Bank,

Plaintiff,

vs.

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Execution No.:

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Exhibit "A"

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Docket No.: 2009-CU-210

Execution No.:

AFFIDAVIT PURSUANT TO RULE 3129.1

M&T Bank, 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, HIS WIFE
10 Juniper Street
Berwick, PA 18603

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

APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

JAMIE 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 BANK
Plaintiff

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

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

M&T BANK
Plaintiff

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

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 RELATIONS 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, 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

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.

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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.

Docket No.: 2009-CU-210

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AFFIDAVIT PURSUANT TO RULE 3129.1

M&T Bank, 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, HIS WIFE
10 Juniper Street
Berwick, PA 18603

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

APRIL L. PATTON
10 Juniper Street
Berwick, PA 18603

JAMIE 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 BANK
Plaintiff

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

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

M&T BANK
Plaintiff

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

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:

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ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: May 4, 2009

BY: 

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M&T BANK,

Plaintiff,

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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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street,
Bloomsburg, PA 17815 on _____ at _____ prevailing local time.

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

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

The LOCATION of your property to be sold is:

10 Juniper Street, Berwick, PA, 18603

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

No. 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. 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:

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**

Jamie Patton
10 Juniper Street
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West
Main Street, Bloomsburg, PA 17815 on _____ at
prevailing local time.

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

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

The LOCATION of your property to be sold is:

10 Juniper Street, Berwick, PA, 18603

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

No. 2009-CU-210

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

April L. Patton; Jamie Patton

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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

Joel A. Ackerman, Esquire, PA I.D. #202729

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: XFP-79196-R1

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M&T Bank,

Plaintiff,

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Docket No.: 2009-CU-210

April L. Patton; Jamie Patton

Execution No.:

Defendants.

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

Exhibit "A"

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.

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, Kimberly A. Bonner, Esquire, Richard P. Haber, Esquire, Eric Santos, Esquire, Joel Ackerman, 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, his wife, with a last known address of 10 Juniper Street, Berwick, PA 18603, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: May 4, 2009

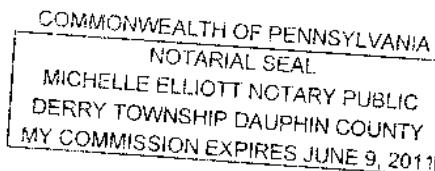
By:

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
Joel A. Ackerman, Esquire PA I.D. #202729
Atty File No.: XFP-79196-R1

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 4th DAY OF May, 2009.

NOTARY PUBLIC



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

Docket No.: 2009-CU-210

April L. Patton; Jamie Patton

Execution No.:

Defendants.

AFFIDAVIT OF NON-MILITARY SERVICE

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, Kimberly A. Bonner, Esquire, Richard P. Haber, Esquire, Eric Santos, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(arc) not in the military service of the ; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: May 4, 2009

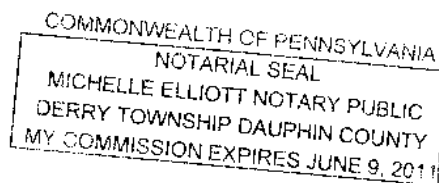
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Eric Santos, Esquire; PA I.D. #201493
Joel A. Ackerman, Esquire; PA I.D. #202729
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-79196-R1
(908) 233-8500; (908) 233-1390 FAX

Sworn to and subscribed before me this
4th day of May, 2009.



Notary Public



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank,

Plaintiff,

vs.

Docket No.: 2009-CU-210

April L. Patton, Jamie Patton

Execution No.:

Defendants.

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.

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
Joel A. Ackerman, Esquire PA I.D. #202729
Atty File No.: XFP-79196-R1

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2009-CU-210
PLAINTIFF: M&T Bank
DEFENDANT(S): April L. Patton; Jamie 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 he/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 Jayson Demarco 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

Zucker, Goldberg & Ackerman, LLC

Dated: May 4, 2009

By: Scott A. Dietterick
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
XFP-79196-R1

For office use only:

C_79196-R1_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2009-CU-210
PLAINTIFF: M&T Bank
DEFENDANT(S): April L. Patton; Jamie Patton
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 10 Juniper Street, Berwick, PA 18603

Sir: ☒ Please **POST** the Handbill and Notice of Sale at the above Mortgaged Premises.

Should you have any questions please contact Jayson Demarco 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:

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Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: May 4, 2009

By: Scott A. Dietterick
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
XFP-79196-R1

For office use only:

C_79196-R1_SREI_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2009-CU-210
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DEFENDANT(S): April L. Patton; Jamie Patton
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SERVE AT: 10 Juniper Street, Berwick, PA 18603

Sir: ☒ Please serve Defendant, Jamie Patton, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

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Title: _____

Date: _____

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Zucker, Goldberg & Ackerman, LLC

Dated: May 4, 2009

By: Scott A. Dietterick
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
XFP-79196-R1

For Office Use only:

C 79196-R1 SRE2 C

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
PA ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINVIEW, NJ 07092

3361

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

003361

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

AMOUNT

\$1,500.00

DATE

5/4/2009

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER
OF

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

[Signature]

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

For FILING FEE FOR WRIT/79196-R1

⑈003361⑈ ⑈021202337⑈ ⑈6108811828⑈

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