

**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 1

DATE: 4-16-10 4-29-10

PAID
4-28-10

Tax Notice 2010 County & Municipality

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUES & THURS 6PM - 8PM
WED 1PM - 4PM & 8PM - 8PM

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2010

BILL NO.
11485

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	125,869	6.146	758.12	773.59	850.95
SINKING		1.345	165.90	169.29	186.22
FIRE		1	123.35	125.87	138.46
TWP RE		5	616.78	629.35	692.28
The discount & penalty have been calculated for your convenience			1,664.13 April 30 If paid on or before	1,698.10 June 30 If paid on or before	1,867.92 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PETERS JEFFREY E
2720 HEIGHTS ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -03 -022-01,000
2720 HEIGHTS RD
2 Acres Land 6,445
Buildings 119,424
Total Assessment 125,869

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

P.O. BOX 650
CHESHLEY, PA 17031

31000 Avenue
 Box 388, Lowell
 Lowell, MA 01854

76 3156289

9989461, E. L. 2012.

Columbia County Prothonotary
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815-0380

Dear Sir or Madam:

Enclosed please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1 to be filed in the above referenced matter. Please file the original and return the extra copy, time-stamped, to me in the enclosed self addressed, stamped envelope.

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

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dietterick
sad@jsdc.com

Enclosures

cc: Mary Romans, Eastern Savings Bank, FSB (Loan No. 521549881)
Sheriff of Columbia County (w/encl.)

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. D'ETERIO
JAMES F. SPOL
MATTHEW CHAPAL, III
NEIL W. YAHN
EDWARD F. SEEBER
RONALD T. ROMASKO
SUSAN M. KADLI
JASAD W. HANDELMAN
COURTNEY K. POWELL
KIMBERLY A. BONNER
KATHY N. CONNELLY
JOHN M. HYAMS
CHRISTINE T. BRIAN
JESSICA E. LOWE
SEAN M. CONCANNON
GREGORY A. KOCHE, JR.

CH COUNSEL:
GREGORY K. RICHARDS
BERNARD A. RYAN, JR.

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Praccipe for Writ of Execution was filed the following information concerning the real property located at 2720 Heights Road, Berwick, Columbia County, PA 18603:

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

JEFFREY E. PETERS

2720 Heights Road
Berwick, PA 18603

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

JEFFREY E. PETERS

2720 Heights Road
Berwick, PA 18603

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

EASTERN SAVINGS BANK, FSB

Plaintiff

INTERNAL REVENUE SERVICE

Special Procedures Unit
P.O. Box 12051
Philadelphia, PA 19105

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

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

RICHARD E. WEBER 109 Griffith Lane
Pleasant Gap, PA 16823

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:

DEPT OF REVENUE PA Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA Dept. of Welfare
P.O. Box 2675
Harrisburg, PA 17105

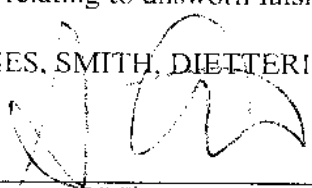
7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

I verify that the statements made in this Amended 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.

DATED: 4/19/10

JAMES, SMITH, DIETTERICK & CONNELLY LLP

BY: 

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
PA ID #55650
P.O. Box 650,
Hershey, PA 17033
(717) 533-3280

**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): 1

DATE: 4-16-10

Tax Notice 2010 County & Municipality

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG

TUES & THURS 8PM - 8PM

WED 1PM - 4PM & 6PM - 8PM

PHONE: 570-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PETERS JEFFREY E
2720 HEIGHTS ROAD
BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County			DATE 03/01/2010	BILL NO. 11485	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	125,869	6.146	758.12	773.59	850.95
SINKING		1.346	185.90	169.29	186.22
FIRE		1	123.35	125.87	138.46
TWP RE		5	616.78	629.35	692.28
The discount & penalty have been calculated for your convenience			1,664.13	1,698.10	1,867.92
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CNTY TWP Discount 2 % Penalty 10 % PARCEL: 07 -03 -022-01,000 2720 HEIGHTS RD 2 Acres Land 8,445 Buildings 119,424 Total Assessment 125,869			This tax returned to courthouse on: January 1, 2011 FILE COPY		



April 15, 2010

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

EASTERN SAVINGS BANK, FSB

VS.

JEFFREY E. PETERS

DOCKET # 51ED2010

JD # 22JD2009

Dear Timothy:

The property located at 2720 Heights Road Berwick Pa is not currently connected to public sewer and therefore, no amount is due at this time.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/7/2010

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 51ED2010

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT JEFFREY E. PETERS
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED
JEFFREY PETERS
2720 HEIGHTS ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JEFFREY PETERS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-15-10 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Pete D'Angelo

DATE 04-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/7/2010

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 51ED2010

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT JEFFREY E. PETERS
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED

JOAN ROTHERY - TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.15.10 TIME 1020 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

Flu. Del. DATE 04.15.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/7/2010

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 51ED2010

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT JEFFREY E. PETERS
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

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

SERVED UPON Kelly Gasser

RELATIONSHIP 110712 IDENTIFICATION _____

DATE 04.13.10 TIME 1105 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'Amico DATE 04.13.10

REAL ESTATE TAX CERTIFICATION

Cert. NO: 7403

District: BRIARCREEK TWP
Deed: 20041 -1141
Location: 2720 HEIGHTS RD
Parcel Id: 07 -03 -022-01,000

Assessment: 125,869
Balances as of 04/12/2010

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2010

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 51ED2010

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT JEFFREY E. PETERS
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 4-12-10 TIME 1350 MILEAGE _____ OTHER _____

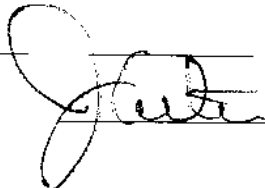
Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

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

DEPUTY



DATE 4-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2010

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 51ED2010

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT JEFFREY E. PETERS
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

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 4-12-10 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

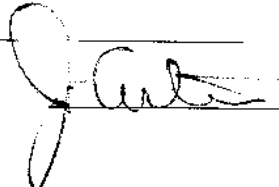
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-12-10

REAL ESTATE OUTLINE

ED # 51-10

DATE RECEIVED 4-7-10
DOCKET AND INDEX 4-12-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ 1,350.00 OR <u>1500</u>	<input checked="" type="checkbox"/>	CK# <u>81733</u>

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

SALE DATE	<u>June 02, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>May 19, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 2</u>	
	2 ND WEEK <u>9</u>	
	3 RD WEEK <u>16, 10</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2010 ED AND CIVIL WRIT NO. 22 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 THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the south side of a 16 foot private access right-of-way, said point being on the eastern edge of an outdoor shuffleboard court; THENCE along the eastern edge of said shuffleboard court, south 5 degrees 38 minutes 28 seconds west, a distance of 402.59 feet to the northern side of a 16 foot private access right-of-way; THENCE the following three courses and distances along the northern side of said right-of-way as follows: North 72 degrees 52 minutes 16 seconds west, a distance of 61.26 feet; THENCE north 68 degrees 15 minutes 00 seconds west, a distance of 83.96 feet; THENCE north 63 degrees 39 minutes 41 seconds west, a distance of 92.02 feet to an iron pin in line of other land of Clayton C. Daley, now or late; THENCE along other land of Clayton C. Daley, now or late, north 5 degrees 38 minutes 28 seconds east, a distance of 370.32 feet to an iron pin on the southerly side of the first mentioned right-of-way; THENCE along the southerly side of said right-of-way the following two courses: South 70 degrees 35 minutes 00 seconds east, a distance of 154.02 feet; THENCE south 85 degrees 02 minutes 47 seconds east, a distance of 77.19 feet to an iron pin, the place of BEGINNING.

CONTAINING 2.000 acres in accordance to a survey prepared by Orangeville Surveying Consultants.

TOGETHER WITH a Perpetual Easement as more fully set forth in Agreement dated October 16, 1998 and recorded in Columbia County Record Book 703 at Page 935.

BEING KNOWN AS 2720 Heights Road, Berwick, PA 18603, IMPROVED with a single family dwelling.
BEING TAX PARCEL NO. 07-03-022-01

BEING the same premises which Toni Formando Johnson, n/k/a Toni Formando Johnson Bobersky and Stephen L. Bobersky, her husband, by Deed dated September 21, 2004 and recorded September 27, 2004, in and for Columbia County, in Deed Book 2004-11, Page 141, granted and conveyed unto Jeffrey E. Peters, single.

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Scott Dietterick
PO Box 650
Hershey, PA 17033

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

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

JEFFREY E. PETERS,

Defendant(s)

Docket No.: 2009 CV 22

Execution No.: 2010-ED-51

To the Sheriff of Columbia County:

To satisfy 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	<u>\$310,586.91</u>
Interest from <u>5/4/09</u> to date of sale	<u>\$ 42,238.90</u>
Total	\$352,825.81, plus costs to be added

Date: April 7, 2010

Prothonotary of Columbia County

SEAL

BY: Ami Z. Kleina, Prothonotary
DEPUTY

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

JEFFREY E. PETERS,

Defendant(s)

Docket No.: 2009 CV 22

Execution No.: 2010-ED-51

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the south side of a 16 foot private access right-of-way, said point being on the eastern edge of an outdoor shuffleboard court; THENCE along the eastern edge of said shuffleboard court, south 5 degrees 38 minutes 28 seconds west, a distance of 402.59 feet to the northern side of a 16 foot private access right-of-way; THENCE the following three courses and distances along the northern side of said right-of-way as follows: North 72 degrees 52 minutes 16 seconds west, a distance of 61.26 feet; THENCE north 68 degrees 15 minutes 00 seconds west, a distance of 83.96 feet; THENCE north 63 degrees 39 minutes 41 seconds west, a distance of 92.02 feet to an iron pin in line of other land of Clayton C. Daley, now or late; THENCE along other land of Clayton C. Daley, now or late, north 5 degrees 38 minutes 28 seconds east, a distance of 370.32 feet to an iron pin on the southerly side of the first mentioned right-of-way; THENCE along the southerly side of said right-of-way the following two courses: South 70 degrees 35 minutes 00 seconds east, a distance of 154.02 feet; THENCE south 85 degrees 02 minutes 47 seconds east, a distance of 77.19 feet to an iron pin, the place of BEGINNING.

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BEING KNOWN AS 2720 Heights Road, Berwick, PA 18603, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 07-03-022-01

BEING the same premises which Toni Formando Johnson, n/k/a Toni Formando Johnson Bobersky and Stephen L. Bobersky, her husband, by Deed dated September 21, 2004 and recorded September 27, 2004, in and for Columbia County, in Deed Book 2004-11, Page 141, granted and conveyed unto Jeffrey E. Peters, single.

Exhibit "A"

Document Receipt

Trans # 19638 Carrier / service: POST 2PM 4/12/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000808

Doc Ref #: 51ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 19637 Carrier / service: POST 2PM 4/12/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000000792

Doc Ref #: 51ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 19636 Carrier / service: POST 2PM 4/12/2010

Ship to: FAIR
OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000000785

Doc Ref #: 51ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 19635 Carrier / service: POST 2PM 4/12/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000778

Doc Ref #: 51ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 19634 Carrier / service: POST 2PM 4/12/2010

Ship to: 19634

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000000761

Doc Ref #: 51ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 19633 Carrier / service: POST 2PM 4/12/2010

Ship to: 19633

DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000000754

Doc Ref #: 51ED2010

HARRISBURG PA 17128

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.: 51-2010

JEFFREY E. PETERS,

Defendant(s)

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

Jeffrey E. Peters
2720 Heights Road,
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on June 23, 2010 at 9:00 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:

2720 Heights Road, Berwick, Columbia County, PA 18603

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

No.: 2009-CV-22

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

Jeffrey Peters

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 Pennsylvania 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.

**Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

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, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DIETTERICK &
CONNELLY LLP**

By: 

Scott A. Dietterick, Esquire
Attorney I.D.#55650
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

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

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the south side of a 16 foot private access right-of-way, said point being on the eastern edge of an outdoor shuffleboard court; THENCE along the eastern edge of said shuffleboard court, south 5 degrees 38 minutes 28 seconds west, a distance of 402.59 feet to the northern side of a 16 foot private access right-of-way; THENCE the following three courses and distances along the northern side of said right-of-way as follows: North 72 degrees 52 minutes 16 seconds west, a distance of 61.26 feet; THENCE north 68 degrees 15 minutes 00 seconds west, a distance of 83.96 feet; THENCE north 63 degrees 39 minutes 41 seconds west, a distance of 92.02 feet to an iron pin in line of other land of Clayton C. Daley, now or late; THENCE along other land of Clayton C. Daley, now or late, north 5 degrees 38 minutes 28 seconds east, a distance of 370.32 feet to an iron pin on the southerly side of the first mentioned right-of-way; THENCE along the southerly side of said right-of-way the following two courses: South 70 degrees 35 minutes 00 seconds east, a distance of 154.02 feet; THENCE south 85 degrees 02 minutes 47 seconds east, a distance of 77.19 feet to an iron pin, the place of BEGINNING.

CONTAINING 2.000 acres in accordance to a survey prepared by Orangeville Surveying Consultants.

TOGETHER WITH a Perpetual Easement as more fully set forth in Agreement dated October 16, 1998 and recorded in Columbia County Record Book 703 at Page 935.

BEING KNOWN AS 2720 Heights Road, Berwick, PA 18603, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 07-03-022-01

BEING the same premises which Toni Formando Johnson, n/k/a Toni Formando Johnson Bobersky and Stephen L. Bobersky, her husband, by Deed dated September 21, 2004 and recorded September 27, 2004, in and for Columbia County, in Deed Book 2004-11, Page 141, granted and conveyed unto Jeffrey E. Peters, single.

Exhibit "A"

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

JEFFREY E. PETERS,

Defendant(s)

Docket No.: 2009 CV 22

Execution No.: 2010-EN-51

To the Sheriff of Columbia County:

To satisfy 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	<u>\$310,586.91</u>
Interest from <u>5/4/09</u> to date of sale	<u>\$ 42,238.90</u>
Total	\$352,825.81, plus costs to be added

Date: April 7 2010

Prothonotary of Columbia County

SEAL

BY: Tami B. Klise, Prothonotary
~~DEPUTY~~

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

JEFFREY E. PETERS,

Defendant(s)

Docket No.: 2009 CV 22

Execution No.: 2010-ED-51

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Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Praccipe for Writ of Execution was filed the following information concerning the real property located at 2720 Heights Road, Berwick, Columbia County, PA 18603:

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

JEFFREY E. PETERS

2720 Heights Road
Berwick, PA 18603

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

JEFFREY E. PETERS

2720 Heights Road
Berwick, PA 18603

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU

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

RICHARD E. WEBER

No Address

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:

DEPT OF REVENUE

PA Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA

Dept. 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

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.

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 4/6/10

BY: 

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
PA ID #55650
P.O. Box 650,
Hershey, PA 17033
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

51-10

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

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2720 Heights Road
Berwick, PA 18603

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2720 Heights Road
Berwick, PA 18603

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EASTERN SAVINGS BANK, FSB

Plaintiff

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU

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

RICHARD E. WEBER

No Address

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DEPT OF REVENUE

PA Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA

Dept. 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

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.

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 4/6/10

BY: 

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
PA ID #55650
P.O. Box 650,
Hershey, PA 17033
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

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Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: Eastern Savings Bank, FSB

DEFENDANT(S): Jeffrey E Peters

TYPE OF WRIT
OR COMPLAINT: **NOTICE OF SALE**

SERVE AT: 2720 Heights Road, Berwick, Columbia County, PA 18603

Sir: **Please serve the Defendant, Jeffrey E. Peters, 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.**

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: _____

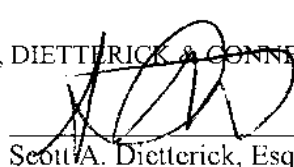
Date: _____

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

James, Smith, Dietterick & Connelly LLP
ATTN: Scott A. Dietterick, Esquire
P.O. Box 650
Hershey, PA 17033

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 4/6/10

BY: 

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
P.O. box 650
Hershey, PA 17033
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

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

Jeffrey E. Peters
2720 Heights Road,
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on _____ at _____ .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:

2720 Heights Road, Berwick, Columbia County, PA 18603

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

No.: 2009-CV-22

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

Jeffrey Peters

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 Pennsylvania 17815.

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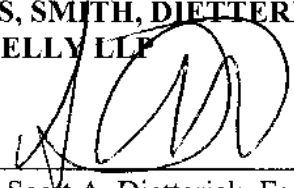
**Susquehanna Legal Services
168 E. 5th Street
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1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. 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.
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**JAMES, SMITH, DIETTERICK &
CONNELLY LLP**

By: _____


Scott A. Dietterick, Esquire
Attorney I.D.#55650
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

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

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

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Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

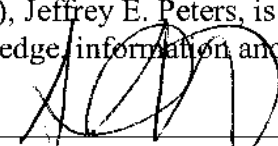
AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

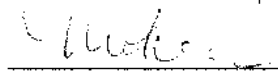
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the last known address of Defendant(s), Jeffrey E. Peters, is 2720 Heights Road, Berwick, PA 18603, to the best of my knowledge, information and belief.



Scott A. Dietterick, Esquire

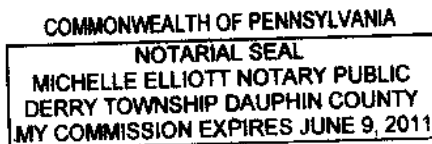
Sworn to and subscribed before me

this 26th day of April, 2010.



Notary Public

My Commission Expires:



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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

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, attorney for and authorized representative of 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.



Scott A. Dietterick, Esquire

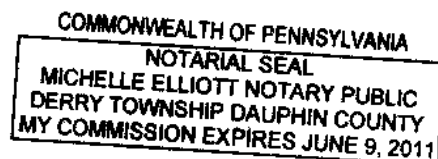
Sworn to and subscribed before me

this 4th day of April, 2010.



Notary Public

My Commission Expires:



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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

JEFFREY E. PETERS,

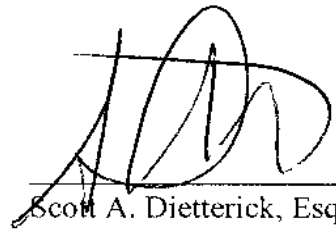
Defendant(s)

Docket No.: 2009 CV 22

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



Fax: 717.533.2795

April 6, 2010

Columbia County Prothonotary
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815-0380

P.O. BOX 650
HERSHEY, PA 17033

COLUMBIA COUNTY
134 S. PE AVENUE
HUNTERSTOWN, PA 17036

TEL: 717.533.3295

WWW.JSDC.COM

RE: Eastern Savings Bank, FSB
vs.
Jeffrey E. Peters
Docket No. 2009-CV-22
Our File No. 056961

Dear Sir or Madam:

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

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$25.00.

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

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving each Defendant by certified mail.
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Affidavit of Non-Military Service;
6. 1 Original Waiver of Watchman; and
7. Check in the amount of \$1,500.00, representing the Sheriff's advanced costs.

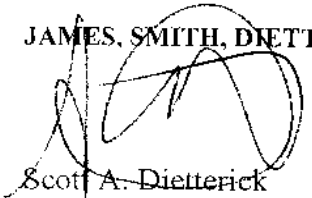
GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPADT
MATTHEW CHABAL, III
NEIL W. YAHN
EDWARD P. SEEBER
RONALD T. TOMASKO
SUSAN M. KADEF
JAHAD W. HANDELVAN
COURTNEY K. POWELL
KIMBERLY A. BONNER
KAREN N. CONNELLY
JOHN M. HYAMS
CHRISTINE T. BRANN
JESSICA E. LOWE
SEAN M. CONCAVINON
GREGORY A. KOGUT, JR.

OF COUNSEL:
GREGORY K. RICHARDS
BERNARD A. RYAN, JR.

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact our office.

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY LLP



Scott A. Dieterick

sad@jsdc.com

Enclosures

cc: Mary Romans, Eastern Savings Bank, FSB (Loan No. 521549881)
Patrick O'Connell, Esquire

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2009 CV 22

v.

Execution No.:

JEFFREY E. PETERS,

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the south side of a 16 foot private access right-of-way, said point being on the eastern edge of an outdoor shuffleboard court; THENCE along the eastern edge of said shuffleboard court, south 5 degrees 38 minutes 28 seconds west, a distance of 402.59 feet to the northern side of a 16 foot private access right-of-way; THENCE the following three courses and distances along the northern side of said right-of-way as follows: North 72 degrees 52 minutes 16 seconds west, a distance of 61.26 feet; THENCE north 68 degrees 15 minutes 00 seconds west, a distance of 83.96 feet; THENCE north 63 degrees 39 minutes 41 seconds west, a distance of 92.02 feet to an iron pin in line of other land of Clayton C. Daley, now or late; THENCE along other land of Clayton C. Daley, now or late, north 5 degrees 38 minutes 28 seconds east, a distance of 370.32 feet to an iron pin on the southerly side of the first mentioned right-of-way; THENCE along the southerly side of said right-of-way the following two courses: South 70 degrees 35 minutes 00 seconds east, a distance of 154.02 feet; THENCE south 85 degrees 02 minutes 47 seconds east, a distance of 77.19 feet to an iron pin, the place of BEGINNING.

CONTAINING 2.000 acres in accordance to a survey prepared by Orangeville Surveying Consultants.

TOGETHER WITH a Perpetual Easement as more fully set forth in Agreement dated October 16, 1998 and recorded in Columbia County Record Book 703 at Page 935.

BEING KNOWN AS 2720 Heights Road, Berwick, PA 18603, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 07-03-022-01

BEING the same premises which Toni Formando Johnson, n/k/a Toni Formando Johnson Bobersky and Stephen L. Bobersky, her husband, by Deed dated September 21, 2004 and recorded September 27, 2004, in and for Columbia County, in Deed Book 2004-11, Page 141, granted and conveyed unto Jeffrey E. Peters, single.

Exhibit "A"

JAMES, SMITH, DIETTERICK & CONNELLY, LLP

OPERATING ACCOUNT

P.O. BOX 650
HERSHEY, PA 17033
PH. 717-533-3280

MID PENN BANK
MID FRISBURG, PA 17061

60-880/313

NUMBER
81733

81733

One thousand five hundred and NO/100

DATE

04/06/2010

AMOUNT

1500.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 6 MONTHS

AUTHORIZED SIGNATURE

⑈081733⑈ ⑆031308807⑆ 950415⑈0⑈