

SHERIFF'S SALE COST SHEET

Bank of NY as Trustee vs. Jane Barolo/ato
 NO. 194-07 ED NO. 1418-07 JD DATE/TIME OF SALE 4-23-08 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</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>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>366.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>207.03</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>432.03</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>414.86</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>419.86</u>

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1369.39

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of NY as Trustee vs. Jane Baddito

NO. 194-07 ED NO. 1418-07 JD

DATE/TIME OF SALE: 4-23-08 1030

BID PRICE (INCLUDES COST) \$ 1369,39

POUNDAGE - 2% OF BID \$ 27,39

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1396.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 1396.78

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE ~~IN CASH~~ \$ 603.78

refund

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.goldbecklaw.com

April 24, 2008

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-J12 vs. JANE M. BADOLATO
Sale Book/Writ No.: /
Docket Number: 2007-CV-1418
Sale Date: 04/23/2008
Property Address: 220 River Drive Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

**If funds are required to settle with the Sheriff and they are not enclosed, please
call, fax or email the cost sheet to Kristen Fluehr.** Please notify our office when the deed is
recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Kristen Fluehr
Post Sale Department
215-825-6323
215-825-6423 (fax)
KFluehr@goldbecklaw.com
Jeff Nefferdorf
Post Sale Department (FHA & VA)
215-825-6343
215-825-6443 (fax)
Jnefferdorf@goldbecklaw.com
Antoniette Black – Manager
Sale/Post Sale Department
215-825-6347
215-825-6447 (fax)
Abblack@goldbecklaw.com

Assignment of Bid

NO. 2007-CV-1418 – BADOLATO
220 River Drive
Bloomsburg, PA 17815

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated April 23, 2008 to:

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT,
INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

GOLDBECK MCCAFFERTY & MCKEEVER

Date: April 24, 2008



MICHAEL T. MCKEEVER

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME	TELEPHONE NUMBER
GOLDBECK, McCafferty & McKeeever	(215) 627-1322

STREET ADDRESS	CITY	STATE	ZIP CODE
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia	PA	19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
	GRANTEE(S)/LESSEE(S) BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12

STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS 7105 Corporate Drive, PTX B-35
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE Plano TX 75024-3632

C. PROPERTY LOCATION

STREET ADDRESS 220 River Drive	CITY, TOWNSHIP, BOROUGH Bloomsburg - CATAWISSA TOWNSHIP	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 09-10A-009
1. ACTUAL CASH CONSIDERATION \$1,396.78	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$1,396.78

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$43,026.00	5. COMMON LEVEL RATIO FACTOR X 3.55	6. FAIR MARKET VALUE = \$152,742.30
--	---	---

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument # 200508436
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

Michael T. McKeeever

DATE

April 24, 2008

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

April 24, 2008

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 220 River Drive Bloomsburg, PA 17815

Plaintiff: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12

Date of Judgment: 10/17/2007

Date of Sale: Wednesday, April 23, 2008

Date of Original Mortgage: 8/5/2005

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
A NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC

Date Recorded: 8/10/2005

Book, Page, Instrument #: Instrument # 200508436

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into BANK OF NEW YORK
AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12

Assignment of Mortgage Recorded: 11/5/2007

Book, Page, Instrument #: Instr# 200711330

Tax Bill Master Transaction Detail

BADOLATO JANE M --- 2008-09 -RF -012688

ECTAXIS

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
BADOLATO JANE M	012688	02/14/2008	42.17	43.03	47.33	F	O	09 -10A-009-00,000
BADOLATO JANE M	012688	02/14/2008	259.15	264.44	290.88	G	O	09 -10A-009-00,000
BADOLATO JANE M	012688	02/14/2008	48.53	49.52	54.47	R	O	09 -10A-009-00,000
BADOLATO JANE M	012688	02/14/2008	56.71	57.87	63.66	S	O	09 -10A-009-00,000
Sub-Total			406.56	414.86	456.34			

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

February 6, 2008

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX: 570-389-5625

BOOK WRIT

RE: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12
vs.
JANE M. BADOLATO
Term No. 2007-CV-1418

Property address:

**220 River Drive
Bloomsburg, PA 17815**

Sheriff's Sale Date: February 06, 2008

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 06, 2008 to April 23, 2008.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.
JOSEPH A. GOLDBECK, JR.

JAG/jlb

cc: Teresa Rodriguez
COUNTRYWIDE HOME LOANS INC.
Acct. #114333425

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 30th day of January 2008.....
.....

(Notary Public)

My commission expires
COMMONWEALTH OF PENNSYLVANIA
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.

.....

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4158

BADOLATO JANE M
220 RIVER DRIVE
BLOOMSBURG PA 17815

District: CATAWISSA TWP
Deed: 20050 -8435
Location: LOT 22
Parcel Id:09 -10A-009-00,000

Assessment: 43,026
Balances as of 01/28/2008

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

By: Timothy T Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/18/2007

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 194ED2007

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

DEFENDANT
ATTORNEY FIRM

JANE M. BADOLATO
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

KC DATE _____

1094
GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

January 7, 2008

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2007-CV-1418
JANE M. BADOLATO

Real Estate Division:

The above case may be sold on February 06, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Paralegal
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McNEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

55889FC
CF: 08/28/2007
SD: 02/06/2008
\$96,843.25

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and
Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-1418

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached). *Per Wendy @ S.O. 12/5/07.*
() Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
() Certified mail by Sheriff's Office.
() Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
() Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
() Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () Premises was posted by Sheriff's Office/competent adult (copy of return attached).
() Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
() Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Joseph A. Goldbeck
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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

2. Article Number
(Transfer from service label)
7007 0710 0002 4094 8850

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

4. Is delivery address different from item 1?
If YES, enter delivery address below:

PS Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (international)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)

Postmark and
Date of Receipt

SC Fee RD Fee RR Fee

Postage

Addressee Name, Street, City, State, & ZIP Code

Article Number

Postage

PA DEPARTMENT OF PUBLIC WELFARE -
Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

1.

2.

DOMESTIC RELATIONS OF COLUMBIA
COUNTY
PO Box 380
Bloomsburg, PA 17815

3.

TENANTS/OCCUPANTS
220 River Drive
Bloomsburg, PA 17815

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

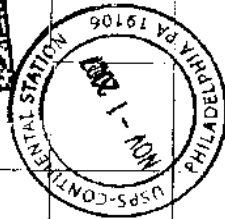
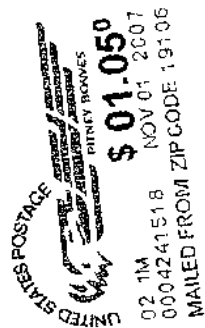
See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

55889FC Columbia County Sale Date:

JANE M. BADOLATO



COLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-1418

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

220 River Drive
Bloomsburg, PA 17815

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

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

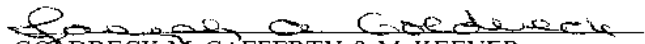
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
220 River Drive
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: January 7, 2008


GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 194ED2007

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

DEFENDANT

JANE M. BADOLATO

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

DEBORAH NEVIUS-TAX COLLECTOR

153 OLD READING ROAD FIRST

COLUMBIA BANK

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

Ashley Rohrbach, - 356-2226
68 Rider Rd. CAT
For School,

SERVED UPON Ashley ~~Rohrbach~~ Rohrbach

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 1-4-8 TIME 1040 MILEAGE _____ OTHER _____

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

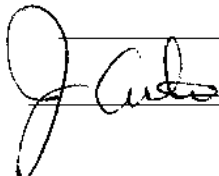
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>12/17/07</u>	<u>1552</u>	<u>59411</u>	<u>CHECKED BANK IN CATAWISSA</u>
<u>1-2-8</u>	<u>1500</u>	<u>2</u>	<u>ADVISED NEVIUS WORKS IN BANK BY COURT HOUSE</u>
			<u>DON'T DO TAXES ANYMORE</u>

DEPUTY



DATE 1-4-8

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

Docket # 194ED2007

VS

MORTGAGE FORECLOSURE

JANE M. BADOLATO

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, DECEMBER 05, 2007, AT 8:20 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JANE BADOLATO AT 454 E 8TH STREET
BLOOMSBURG, BY HANDING TO MONICA SLOSKY, DAUGHTER, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

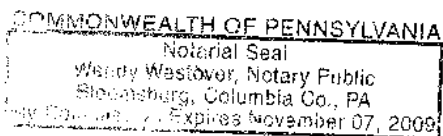
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 05, 2007

Wendy Westover
NOTARY PUBLIC



J. Carter
CLERK
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/18/2007

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 194ED2007

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

DEFENDANT
ATTORNEY FIRM

JANE M. BADOLATO
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SER IDENTIFICATION _____

DATE 12-3-7 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 194ED2007

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

DEFENDANT

JANE M. BADOLATO

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

JANE BADOLATO

MORTGAGE FORECLOSURE

~~220 RIVER DRIVE~~

BLOOMSBURG

SERVED UPON Monica Slosky

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 12-5-7 TIME 0820 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) 454 E 8th Bloomsburg

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

10-22-7

1400

2

Card may be empty

10-31-7

1205

2

Paul locked last card next
Door ~~for~~ for new add
CARD 454 E 8th Bl.

11-13-7

1015

2

DEPUTY

DATE 11-13-7

11-14-7

1500

2

cd

11-15-7

1430

2

cd

REAL ESTATE OUTLINE

ED # 9.70.7

DATE RECEIVED 10-2-78
DOCKET AND INDEX 2-12-79

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>312589</u>

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

SALE DATE	<u>Feb. 6, 78</u>	TIME <u>10:30</u>
POSTING DATE	<u>Jan. 9, 78</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 2</u>	
	2 ND WEEK <u>Jan. 9</u>	
	3 RD WEEK <u>Jan. 16</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2007 ED AND CIVIL WRIT NO. 1418 OF 2007 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, parcel and lot of land situate in Catawissa Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of River Drive and in line of lot No. 23; THENCE along River Drive north 74 degrees 59 minutes 20 seconds east, 100 feet to a point in line of Lot No. 21; THENCE along Lot No. 21, south 15 degrees 00 minutes 40 seconds east, 128.68 feet to a point in line of Lot No. 25; THENCE along Lot No. 25, south 71 degrees 14 minutes 10 seconds west, 95.21 feet to a point in line of Lot No. 23 aforesaid; THENCE along said lot, north 17 degrees 07 minutes 30 seconds west, 135 feet to a point, the place of beginning.

Containing 12,858.20 square feet, It being Lot No. 22 as shown on a draft of lots prepared for Wonderview by T. Bryce James, dated April 7, 1975.

EXCEPTING AND RESERVING THEREFROM, an easement of ten (10) feet around the perimeter of a lot for utilities rights-of-way, with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times without liability for damage.

The above premises are conveyed UNDER AND SUBJECT to the express covenants, conditions and restrictions as more fully set forth in Record Book 419 at Page 872 which are to be deemed accepted by the grantee upon delivery of this deed.

TAX PARCEL #: 09-10A-009

PROPERTY ADDRESS: 220 RIVER DRIVE, BLOOMSBURG, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Joseph Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

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Plaintiff's Attorney
Joseph Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

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Plaintiff's Attorney
Joseph Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS C'WALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

2007-EN-194

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$96,843.25

Interest from

10/14/2007 to Date of

Sale at 8.2400%

(Costs to be added)


GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney for Plaintiff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

vs.

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2007-CV-1418

2007-EA-1414

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 220 River Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$96,843.25

Interest From **10/14/2007**
Through Date of Sale

(Costs to be added)

Dated:

10-18-2007

Fanni B. Hone
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

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

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

220 River Drive
Bloomsburg, PA 17815

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

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

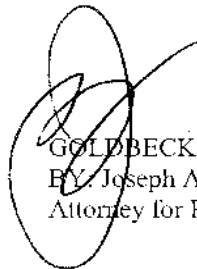
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
220 River Drive
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: October 13, 2007



GOLDBECK McCAFFERTY & McKELVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWAIT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWAIT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

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Bloomsburg, PA 17815

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JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

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JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

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Health and Welfare Bldg. - Room 432
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Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

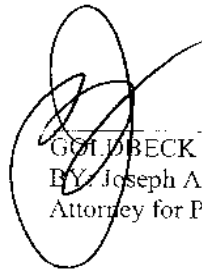
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS/OCCUPANTS
220 River Drive
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: October 13, 2007



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
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Plaintiff

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220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007-CV-1418

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BADOLATO, JANE M.
JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

Your house at 220 River Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$96,843.25 obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12 against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 55889FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

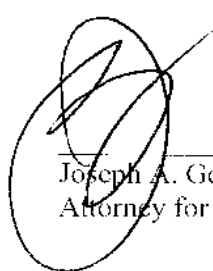
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-1418

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

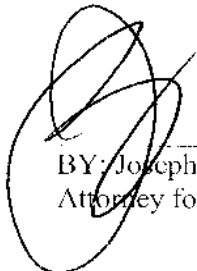
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within 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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
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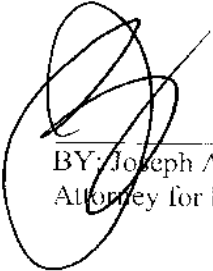
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

WAIVER OF WATCHMAN

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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

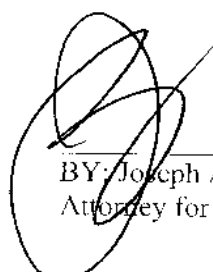
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

WAIVER OF WATCHMAN

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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in Catawissa Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of River Drive and in line of lot No. 23; THENCE along River Drive north 74 degrees 59 minutes 20 seconds east, 100 feet to a point in line of Lot No. 21; THENCE along Lot No. 21, south 15 degrees 00 minutes 40 seconds east, 128.68 feet to a point in line of Lot No 25; THENCE along Lot No. 25, south 71 degrees 14 minutes 10 seconds west, 95.21 feet to a point in line of Lot No. 23 aforesaid; THENCE along said lot, north 17 degrees 07 minutes 30 seconds west, 135 feet to a point, the place of beginning.

Containing 12,858.20 square feet, It being Lot No. 22 as shown on a draft of lots prepared for Wonderview by T. Bryce James, dated April 7, 1975.

EXCEPTING AND RESERVING THEREFROM, an easement of ten (10) feet around the perimeter of a lot for utilities rights-of-way, with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times without liability for damage.

The above premises are conveyed UNDER AND SUBJECT to the express covenants, conditions and restrictions as more fully set forth in Record Book 419 at Page 872 which are to be deemed accepted by the grantee upon delivery of this deed.

TAX PARCEL #: 09-10A-009

PROPERTY ADDRESS: 220 RIVER DRIVE, BLOOMSBURG, PA 17815

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TAX PARCEL #: 09-10A-009

PROPERTY ADDRESS: 220 RIVER DRIVE, BLOOMSBURG, PA 17815

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-112 MORTGAGE PASS-THROUGH		COURT NUMBER 2007-CV-1418
DEFENDANT/S/ JANE M. BADOLATO		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JANE M. BADOLATO

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
220 River Drive, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE October 13, 2007
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKeever Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

October 13, 2007

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12

vs.

JANE M. BADOLATO
No. 2007-CV-1418

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by **KELLY KULPA**.

Judgment / Writ Department
Laura Bryans - Manager
Direct: (215) 825-6315
Fax: (215) 825-6415
LBryans@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Laura Bryans at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

In the Court of Common Pleas of Columbia County

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

No. 2007-CV-1418

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against JANE M. BADOLATO by default for want of an Answer.

Assess damages as follows:

Debt

\$96,843.25

Interest from 10/14/2007 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO
BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment
is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the
filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff
L.D. #16132

AND NOW _____, Judgment is entered in favor of
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12 and against JANE M.
BADOLATO by default for want of an Answer and damages assessed in the sum of \$96,843.25 as per the above
certification.

Prothonotary

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **October 1, 2007**

TO:

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 2007-CV-1418

TO: **JANE M. BADOLATO**
220 River Drive
Bloomsburg, PA 17815

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Joseph A. Goldbeck, Jr
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - 701 Market Street.
Philadelphia, PA 19106 215-825-6318

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

No. 2007-CV-1418

vs.

JANE M. BADOLATO
(Mortgagors and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline
Prothonotary

By: _____

Deputy

If you have any questions concerning the above, please contact:

Joseph A. Goldbeck, Jr.
Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

VERIFICATION OF NON-MILITARY SERVICE

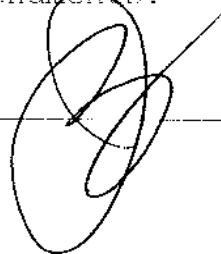
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, JANE M. BADOLATO, is about unknown years of age, that Defendant's last known residence is 220 River Drive, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

10/13/07



GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D. #16132

Suite 5000 -- Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

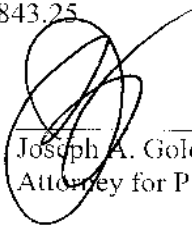
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

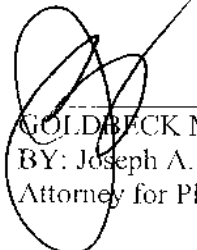
ORDER FOR JUDGMENT

Please enter Judgment in favor of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, and against JANE M. BADOLATO for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$96,843.25.



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12 7105 Corporate Drive PTX B-35 Plano, TX 75024-3632 and that the name(s) and last known address(es) of the Defendant(s) is/are JANE M. BADOLATO, 220 River Drive Bloomsburg, PA 17815;



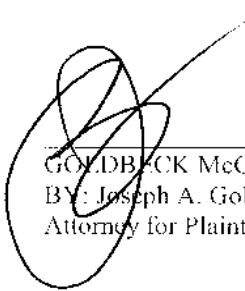
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$86,862.76
Interest from 03/15/2007 through 10/13/2007	\$4,174.80
Attorney's Fee at 5.0000% of principal balance	\$4,343.14
Late Charges	\$231.21
Costs of Suit and Title Search	\$900.00
Escrow Balance Deficit	\$331.34
	<hr/>
	\$96,843.25



GOLDBECK McCafferty & McKiever
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

AND NOW, this day of , 2007 damages are assessed as above.

Pro Prothy

Goldbeck McCafferty & McKeeve
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

220 River Drive
Bloomsburg, PA 17815

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

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

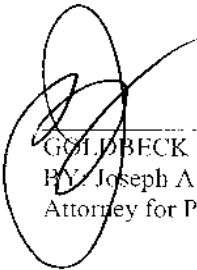
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS/OCCUPANTS
220 River Drive
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: October 13, 2007



GOLDBECK McCafferty & McKEEVER
By: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-825-6318

Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632
Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007-CV-1418

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BADOLATO, JANE M.
JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

Your house at 220 River Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$96,843.25 obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12 against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homcretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 55889FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$96,843.25

Interest from

10/14/2007 to Date of

Sale at 8.2400%

(Costs to be added)

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Term
No. 2007-CV-1418
IN THE COURT OF COMMON PLEAS

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

vs.

JANE M. BADOLATO
(Mortgagor(s) and Record Owner(s))
220 River Drive
Bloomsburg, PA 17815

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

vs.

JANE M. BADOLATO
220 River Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2007-CV-1418

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 220 River Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$96,843.25
Interest From 10/14/2007 Through Date of Sale	_____
(Costs to be added)	_____

Dated: _____

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

Term
No. 2007-CV-1418

IN THE COURT OF COMMON PLEAS

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-J12

vs.

JANE M. BADOLATO
Mortagor(s)
220 River Drive Bloomsburg, PA 17815

WRIT OF EXECUTION (Mortgage Foreclosure)	
REAL DEBT	\$96,843.25
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Ct.	
Sat.	

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)
220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

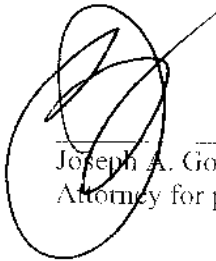
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-1418

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS C'WALT, INC.
ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-J12
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

JANE M. BADOLATO
Mortgagor(s) and Record Owner(s)

220 River Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

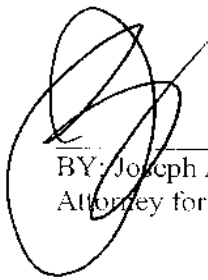
CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-1418

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within 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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in Catawissa Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of River Drive and in line of lot No. 23; THENCE along River Drive north 74 degrees 59 minutes 20 seconds east, 100 feet to a point in line of Lot No. 21; THENCE along Lot No. 21, south 15 degrees 00 minutes 40 seconds east, 128.68 feet to a point in line of Lot No 25; THENCE along Lot No. 25, south 71 degrees 14 minutes 10 seconds west, 95.21 feet to a point in line of Lot No. 23 aforesaid; THENCE along said lot, north 17 degrees 07 minutes 30 seconds west, 135 feet to a point, the place of beginning.

Containing 12,858.20 square feet, It being Lot No. 22 as shown on a draft of lots prepared for Wonderview by T. Bryce James, dated April 7, 1975.

EXCEPTING AND RESERVING THEREFROM, an easement of ten (10) feet around the perimeter of a lot for utilities rights-of-way, with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times without liability for damage.

The above premises are conveyed UNDER AND SUBJECT to the express covenants, conditions and restrictions as more fully set forth in Record Book 419 at Page 872 which are to be deemed accepted by the grantee upon delivery of this deed.

TAX PARCEL #: 09-10A-009

PROPERTY ADDRESS: 220 RIVER DRIVE, BLOOMSBURG, PA 17815

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-112 MORTGAGE PASS-THROUGH	COURT NUMBER 2007-CV-1418	
DEFENDANT/S/ JANE M. BADOLATO	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JANE M. BADOLATO

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
220 River Drive, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
October 13, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

312589

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

10/15/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ **2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

6.78 - MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Badolato


AUTHORIZED SIGNATURE

⑈ 312589 ⑈ ⑆ 238073801⑆ 70 1100018 ⑈