

SHERIFF'S SALE COST SHEET

Option One Motel Corp vs. Leroy J Antoinette Case
 NO. 86-07 ED NO. 487-07 JD DATE/TIME OF SALE Aug. 1 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>150</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>74.00</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>9.00</u>	
NOTARY	\$ <u>5.00</u>	
TOTAL *****		\$ <u>548.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>143.50</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1678.12</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>44.50</u>	
TOTAL *****		\$ <u>55.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>1.1</u>	
SCHOOL DIST. 20	\$ <u>1855.83</u>	
DELINQUENT 20	\$ <u>2173.72</u>	
TOTAL *****		\$ <u>4006.55</u>

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6479.17

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Optias Inc. Mkt. Corp vs Leroy + Antoinette Cane

NO. 86-07 ED NO. 487-07 JD

DATE/TIME OF SALE: Aug. 1 0930

BID PRICE (INCLUDES COST) \$ 6479.17

POUNDAGE - 2% OF BID \$ 129.58

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6608.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) [Signature]

TOTAL DUE: \$ 6608.75

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4608.75

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE †
BRENDA L. BROGDON*
MICHELLE M. MONTE**
MONICA G. CHRISTIE †
FRANK DUBIN
ANDREW L. MARKOWITZ
ROBERT W. CUSICK*
BONNIE DAHL*
ANGELA M. MICHAEL*
SCOTT TAGGART*
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
STEPHANIE H. HURLEY**

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FAX (215) 790-1274

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(856) 858-7080
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SUITE 205
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(917) 351-1188
FAX (917) 351-0363
ALSO SERVICING CONNECTICUT

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-1196
FAX (301) 490-1568
ALSO SERVICING THE DISTRICT OF COLUMBIA

SUITE 206W
6806 JERICHO TURNPIKE
SYOSSET, NY 11791
(917) 351-1188
FAX (917) 351-0363

Of Counsel:
PATRICK & MARGOLIN, LLP - NY
DEBORAH K. CURRAN* - MD & DC
LAURA H.G. O'SULLIVAN* - MD & DC
STEPHANIE H. HURLEY** - MD
JOSEPH F. RIGA* - PA & NJ

* Licensed in PA & NJ
** Licensed in PA & NY
† Licensed in NY
‡ Licensed in NJ
§ Licensed in PA & WA
*** Licensed in PA, NJ & NY
†† Licensed in NY & CT
‡‡ Licensed in MD & DC
*** Licensed in MD
§§ Managing Attorney for NY
††† Managing Attorney for MD

August 8, 2007

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
ATTN: Sheriff Timothy Chamberlain

Re: Option One Mortgage Corporation
vs.
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone and Antoinette M. Cone a/k/a Antoinette Marie Cone a/k/a Antoinette Cone
Columbia County, Number 2007-CV 487 mf
Premises: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA, 18603
Date of Sheriff's Sale: August 11, 2007

Dear Sheriff Chamberlain:

Enclosed please find check in the amount of \$4,608.75 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **U.S. Bank, National Association**, as trustee for **J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1 Asset Backed Pass-Through Certificates Series 2005-OPT1**, in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Novlett A. Smith
Legal Assistant

Enclosures

200503735

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

LAW OFFICES

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Of Counsel
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* Licensed in PA & NJ
 ** Licensed in PA & NY
 † Licensed in NY
 †† Licensed in NJ
 » Licensed in PA & WA
 ±± Licensed in PA, NJ & NY
 ‡ Licensed in NY & CT
 ± Licensed in MD & DC
 -- Licensed in MD
 + Managing Attorney for NY
 ± Managing Attorney for MD

FACSIMILE COVER LETTER

DATE: August 31, 2007
 TO: Columbia County Sheriff's Office
 RE: Assignment of Mortgage for Cone, Leroy H. and Antoinette H.
 FAX NO. 570-389-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 7

ATTENTION: Timothy Chamberland

MESSAGE: Here is the Assignment of Mortgage that you requested to
complete the recording of the Sheriff's Deed.

Thank You !

If you do not receive all the pages, or if this is received by the
 wrong FAX receiver, please call us back at (215) 790-1010. Thank you.

SENDER: Maleekah Wiltbanks

FAX NO.: 215-790-1274

CONFIDENTIAL: YES NO

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COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200708705

Recorded On 8/23/2007 At 12:09:52 PM

* Total Pages - 6

* Instrument Type - ASSIGNMENT OF MORTGAGE

Invoice Number - 112474

* Grantor - CONE, LEROY H

* Grantee - U S BANK

User - BJM

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$16.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$31.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL MCCABE, WEISBERG & CONWAY, PC

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Prepared By: Charlynn Mills
McCabe Weisberg & Conway, P.C.
Suite 2080
123 South Broad Street
Philadelphia, PA 19109

Record and Return To:
McCabe Weisberg & Conway, P.C.
Suite 2080
123 South Broad Street
Philadelphia, PA 19109
Attn: Charlynn Mills
Parcel# 07-03A-063
Loan Number: 0016085441

Assignment of Mortgage

Effective Date of Assignment: July 6, 2007

For Value Received, the undersigned holder of a mortgage, Option One Mortgage Corporation whose address is 2020 East First Street, Suite 100, Santa Ana, CA 92705

does hereby grant, sell, assign, transfer and convey without warranties of any nature whatsoever and without recourse, unto U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1 Asset-Backed Pass-Through Certificates Series 2005-OPT1 whose address is 10790 Rancho Bernardo Road, San Diego, CA

a certain Mortgage dated 04-06-2005 made and executed
by: Cone, Leroy H. and Antoinette M.

upon the following described property situated in Columbia County, Commonwealth of Pennsylvania:

THE FIRST THEREOF:**PARCEL NO. 1:**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of a proposed 40 foot road, said plan being at the southwest corner of lands now or late of John L. and Leila A. McAfee; thence along the northerly side of said road North 78 degrees Thirteen (13) minutes West, One Hundred (100) feet to an iron pin at the southeast corner of lands now or late of Anthony N. and Norma J. Magrone; thence along the easterly line of lands of said Magrone North Thirty-three (33) degrees Fifty-seven (57) minutes East One Hundred Fifty (150) feet to an iron pin on the southerly line of lands now or formerly of Robert J. and Katherine Eddinger; thence along the southerly line of lands of said Eddinger South Seventy-eight (78) degrees Thirteen (13) minutes East One Hundred (100) feet to an iron pin at the northwest corner of lands of the above mentioned John L. Leila A. McAfee; thence along the westerly line of lands of said McAfee South Thirty-three (33) degrees Fifty-seven (57) minutes West One Hundred Fifty (150) feet to the place of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of land now or late of Robert Eddinger, Two Hundred (200) feet on a course North Seventy-eight (78) degrees Thirteen (13) minutes West Two Hundred (200) feet from the southeast corner of said Eddinger, which southeast corner is on the westerly side of Hilltop Road; thence along land now or late of E.J. Eshleman South Thirty-four (34) degrees Eight (08) minutes West One Hundred Fifty (150) feet to a point in the northerly line of a proposed road; thence along the northerly line of said proposed road North Seventy-eight (78) degrees Thirteen (13) minutes West One Hundred (100) feet to a point in other lands now or late of E. J. Eshleman; thence along the easterly line of said Eshleman North Thirty-four (34) degrees Eight (08) minutes East One Hundred Fifty (150) to a point; thence continuing along said Eshleman and Robert Eddinger South Seventy-eight (78) degrees Thirteen (13) minutes East One Hundred (100) feet to the place of BEGINNING

THE SECOND THEREOF:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found at the southwest corner of land of Robert J. Kolsap and Wanda E. Kolsap, his wife; thence along the land of Kolsap and land of John L. McAfee South Seventy-eight (78) degrees Thirteen (13) minutes East Three Hundred (300) feet to a rebar set on the westerly right of way of Hilltop Road; thence along same the following Two (2) courses and distances:

South Thirty-four (34) degrees Twenty-seven (27) minutes Thirty-five (35) seconds West Twenty-three and Fifty-four (23.54) feet to a rebar found and South Forty-eight (48) degrees Nineteen (19) minutes Sixteen (16) seconds West Twenty-two and Seventy-five Hundredths (22.75) feet to a set rebar; thence along land of John David and Marlon Gomez North Seventy-eight (78) degrees Thirteen (13) minutes West Two Hundred Seventy-seven and Thirty-eight Hundredths (277.38) feet to a rebar set; thence North Eleven (11) degrees Forty-seven (47) minutes East Forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is more fully shown on plan by Bafle-James and Associates, dated 11/26/1996, File No. 2-2291, a copy of which is attached as Exhibit A to Plaintiff's Complaint filed in the above captioned matter.

THE SECOND THEREOF BEING the same premises as described in Order dated 4/27/1998 which was recorded in the Columbia County Recorder of Deeds Office in Deed Book 636m page 599 and which was the subject of an action of Quiet Title filed at No. 218 of 1997 in the Prothonotary's Office of the Court of Common Pleas of the 28th Judicial District, Columbia County Branch, PA.

BEING KNOWN AS 81 LOWER HILLTOP ROAD, BRIAR CREEK TOWNSHIP, BERWICK, PA 18603.

BEING TAX PARCEL #07-03A-063.

BEING THE SAME PREMISES which Leslie H. Goeller, single, by Deed dated October 28, 2004 and recorded November 5, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200412639, granted and conveyed unto Leroy H. Cone and Antoinette M. Cone, his wife.

UNDER AND SUBJECT to easements, reservations, restrictions, covenants, conditions and rights of way as contained in prior instruments of record.

which has the address of 81 Lower Hilltop Road, Berwick, PA 18603

Parcel ID no: 07-03A-063

I do hereby certify that the precise address of U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1 Asset-Backed Pass-Through Certificates Series 2005-OPT1 whose address is 10790 Rancho Bernardo Road, San Diego, CA

Attested By:

Liquidator Assistant Secretary

such Mortgage having been given to secure payment of \$127,300.00, which Mortgage is of record in Instrument #200503735 of the Recorder of Deeds of Columbia County, Commonwealth of Pennsylvania, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above- described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on Aug 7, 2007.

Option One Mortgage Corporation

(Company)

Signature:

Date:

Title:

8/7/2007

Rick Wilken

Assistant Secretary

FORM OF CORPORATE ACKNOWLEDGEMENT

State of MN)

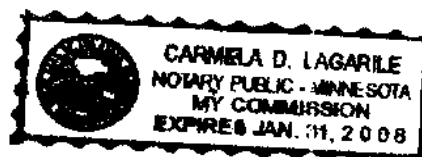
) SS:

County of Duluth)

On this 7 day of August, 2007 before me the undersigned officer, personally appeared Rick Wilken who acknowledged himself or herself to be the Asst Secretary of Option One Mortgage Corporation, and that he or she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as Asst Secretary

In witness whereof, I hereunto set my hand and official seal.

Carmela D. Lagarile
NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Option One Mortgage Corporation

Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Conc and Antoinette M. Cone a/k/a
Antoinette Marie Conc a/k/a Antoinette Cone

Defendants


COURT OF COMMON PLEAS
Columbia County

No. 2007-CV 487 mf

ASSIGNMENT OF BID AT SHERIFF'S SALE

Option One Mortgage Corporation, was the successful bidder at the Sheriff's Sale conducted by the Sheriff of Columbia County on the August 1, 2007.

Option One Mortgage Corporation, hereby assigns its bid for \$1.00 and other valuable consideration to U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1 Asset Backed Pass-Through Certificates Series 2005-OPT1, without recourse for the property known as 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603.


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

FIRST UNION BUILDING

123 S. BROAD STREET SUITE 2080

PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

99980

NUMBER

PAY: Four Thousand Six Hundred Eight *****

DATE

Aug 3/2007

AMOUNT

\$4,608.75

TO THE Sheriff of Columbia County

ORDER

OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Balance Due Sheriff -- Cone, Leroy & Antoinette

SECURITY FEATURES
VOID AFTER 90 DAYS

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

1109998011 0310005031 200001243004811

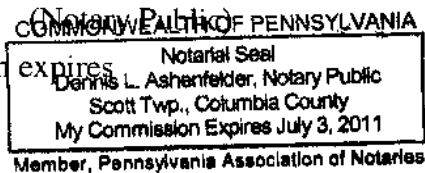
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

July 11, 18, 25, 2007 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 25th day of July, 2007.

My commission expires



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.

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
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Of Counsel
JOSEPH F. RIGA*

July 2, 2007

* Licensed in PA & NJ
** Licensed in PA & NY
+ Licensed in PA & NM
» Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
+ Managing Attorney for NY

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Option One Mortgage Corporation
vs.
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
CCP, Columbia County, No. 2007-CV 487 mf
Premises: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603

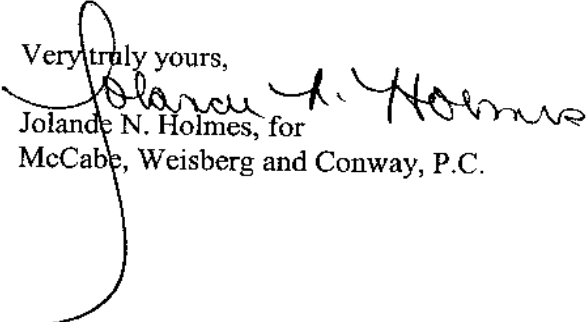
Dear Sir or Madam:

Enclosed please find the original and one copy of Supplemental Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Very truly yours,


Jolande N. Holmes, for
McCabe, Weisberg and Conway, P.C.

/jho
Enclosures
cc: Office of the Sheriff/Real Estate Division

This is a communication from a debt collector.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

SUPPLEMENTAL AFFIDAVIT OF SERVICE

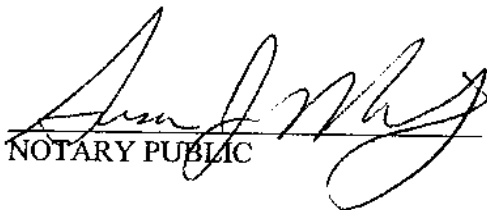
I, the undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the 2nd day of July, 2007, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

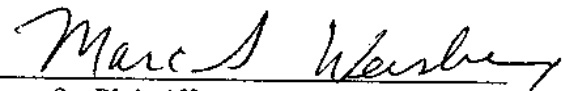
BEFORE ME THIS 2nd DAY

OF JULY, 2007.


NOTARY PUBLIC

McCABE, WEISBERG, AND CONWAY, P.C.

BY:



Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Susan J. Markowitz, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Feb. 13, 2011

Member, Pennsylvania Association of Notaries

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

I, the undersigned, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 81 Lower Hilltop Road, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked as Exhibit "A."

1. Name and address of Owner or Reputed Owner:

Name	Address
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone	81 Lower Hilltop Road Berwick, PA 18603
Antoinette M. Cone a/k/a Antoinette Marie Cone a/k/a Antoinette Cone	81 Lower Hilltop Road Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name	Address
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone	81 Lower Hilltop Road Berwick, PA 18603

EXHIBIT A

Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a
Antoinette Cone

81 Lower Hilltop Road
Berwick, PA 18603

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

Name	Address
------	---------

None other

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

Name	Address
------	---------

Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc.	P.O. Box 2026, Flint, MI 48501
---	-----------------------------------

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esquire	208 E. Second Street Berwick, PA 18603
--	---

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:

Name	Address
------	---------

EXHIBIT A

Tenants	81 Lower Hilltop Road Berwick, PA 18603
Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Eastern District of PA	615 Chestnut Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
United States of America c/o Attorney for the Western District of PA	633 U.S. Post Office and Courthouse 7 th & Grant Streets Pittsburgh, PA 15219
Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support	Dept. 281230 Harrisburg, PA 17128, ATTN: Sheriff Sales

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.

July 2, 2007

DATE

McCABE, WEISBERG, AND CONWAY, P.C.

BY: Marc S. Weisberg
Attorneys for Plaintiff

EXHIBIT A

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

DATE: July 2, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone and Antoinette M. Cone a/k/a Antoinette Marie Cone a/k/a Antoinette Cone

PROPERTY: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **WEDNESDAY, AUGUST 1, 2007, at 9:30 a.m., Eastern Time**, at the Columbia County Courthouse, 38 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

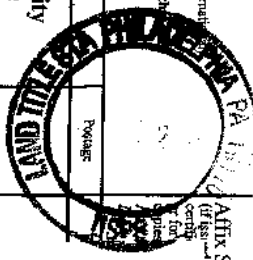
EXHIBIT B

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: Jolande Holmes- 31136

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Address: Name, Street and PO Address

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
208 E. Second Street
Berwick, PA 18603



UNITED STATES POSTAGE
PAID
\$0.05
JUN 12 2007
MAILED FROM ZIP CODE 19109

Line	Article Number	Postmaster, Per (Name of receiving employee)	Package	PS Form 3877, February, 2005
1	Option One v. Cone			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

EXHIBIT B

Tax Notice 2007 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
 122 TWIN CHURCH ROAD
 Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM
 WEDNESDAY: 1PM-4PM & 6PM-9PM
 NOV & DEC: WEDNESDAY HOURS ONLY
PHONE: 570-759-2118

FOR: COLUMBIA COUNTY

DATE
03/01/2007BILL NO.
10485

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	38,946	6.146	234.57	239.36	263.30
SINKING		1.345	51.33	52.38	57.62
FIRE		1	38.17	38.95	42.85
TWP RE		5	190.84	194.73	214.20
The discount & penalty have been calculated for your convenience			514.91 April 30 If paid on or before	525.42 June 30 If paid on or before	577.97 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CONE LEROY H & ANTOINETTE M
 81 LOWER HILL TOP RD
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 07-03A-063-00,000
 81 LOWER HILL TOP RD
 9587 Acres Land 8,582
 Buildings 30,364
 Total Assessment 38,946

This tax returned to
 courthouse on:
 January 1, 2008

PAID
 6-30-07

If you desire a receipt, send a self-addressed stamped envelope with your payment.
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007		BILL# 000297		TAXPAYER COPY	
BRIAR CREEK TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	38946	48.100	1835.83	1873.30	2060.63
JOAN M. ROTHERY							
122 TWIN CHURCH ROAD							
BERWICK, PA 18603							
HOURS					1835.83	1873.30	2060.63
Tue & Wed 6pm-9pm					IF PAID ON	IF PAID ON	IF PAID
Wed 1pm-4pm and 6pm-9pm					OR BEFORE	OR BEFORE	AFTER
Nov & Dec: Wed hours only					Aug 31	Oct 31	Nov 1
PHONE 570-759-2118							

NO REFUNDS UNDER \$5.00

M
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 T
 O

CONE LEROY H & ANTOINETTE M
 81 LOWER HILL TOP RD
 BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 03A06300000		9204
81 LOWER HILL TOP RD	8582.00	SCHOOL PENALTY 10%
20041-2639	30364.00	DELINQUENT TAX TO
0.96 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

OPTION ONE MORTGAGE CORP.,

VS.

LEROY & ANTOINETTE CONE

WRIT OF EXECUTION #86 OF 2007 ED

POSTING OF PROPERTY

June 28, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEROY & ANTOINETTE CONE AT 81 LOWER HILLTOP RD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JUNE 2007

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

OPTION ONE MORTGAGE CORPORATION Docket # 86ED2007

VS

MORTGAGE FORECLOSURE

LEROY H. CONE A/K/A LEROY HAROLD
CONE A/K/A LERON CONE
ANTOINETTE M. CONE A/K/A
ANTOINETTE MARIE CONE A/K/A
ANTOINETTE CONE

AFFIDAVIT OF SERVICE

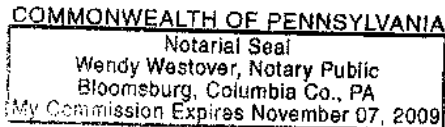
NOW, THIS WEDNESDAY, MAY 30, 2007, AT 2:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANTOINETTE CONE AT 81 LOWER HILLTOP ROAD, BERWICK BY HANDING TO LEROY CONE, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 31, 2007



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

1. Article Addressed to: Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5908

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: USA c/o Atty for Middle District 235 North Washington St. Scranton, PA 18503

2. Article Number (Transfer from service label): 18501-0309

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5830

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to: U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5823

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

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

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

1. Article Addressed to: Commonwealth of PA Inheritance Tax 1400 Spring Garden Street Philadelphia, PA 19130

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5861

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

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

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

1. Article Addressed to: USA c/o Atty for Eastern District 615 Chestnut Street Philadelphia, PA 19106

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5892

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

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

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

1. Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label): 7006 2760 0004 5957 5823

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

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

5. Received by (Printed Name): R. Nardiz

6. Date of Delivery: MAY 22 2004

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

Address
Date of Delivery
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:
3. Service Type
4. Restricted Delivery? (Extra Fee)

102595-02-M-1

7006 2760 0004 5957 5854

Domestic Return Receipt

PS Form 3811, February 2004

USA c/o Atty for Western District
7th & Grant Streets
Pittsburgh, PA 15219

3. Service Type
4. Restricted Delivery? (Extra Fee)

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

7006 2760 0004 5957 5915

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

7006 2760 0004 5957 5878

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:
Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

7006 2760 0004 5957 5816

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1


SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Dept. of Public Welfare
PO Box 8486
Harrisburg, PA 17105

COMPLETE THIS SECTION DELIVERY

A. Signature  ☐ Agent ☒ AddressB. Received by  ☐ Agent ☒ Address
C. Date of Delivery
MAY 21 2007D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

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

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 5885

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11


SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION DELIVERY

A. Signature  ☐ Agent ☒ AddressB. Received by  ☐ Agent ☒ Address
C. Date of Delivery
MAY 21 2007D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

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

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 5847

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6306

OPTION ONE MORTGAGE CORPORATION Docket # 86ED2007

VS

MORTGAGE FORECLOSURE

LEROY H. CONE A/K/A LEROY HAROLD
CONE A/K/A LERON CONE
ANTOINETTE M. CONE A/K/A
ANTOINETTE MARIE CONE A/K/A
ANTOINETTE CONE

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, MAY 30, 2007, AT 2:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LEROY CONE AT 81 LOWER HILLTOP ROAD, BERWICK BY HANDING TO LEROY CONE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 31, 2007



NOTARY PUBLIC


X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X 

P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAJO
MONICA G. CHRISTIE †
LISA L. WALLACE††
ANDREW L. MARKOWITZ
FRANK DUBIN
BRENDA L. BROGDON*
BONNIE DAHL*
ROBERT W. CUSICK *
SCOTT TAGGART*
ANGELA M. MICHAEL‡
MATTHEW DITRAPANI^
WILLIAM FOLEY^

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

June 19, 2007

Of Counsel
JOSEPH F. RIGA*

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA & NM
^ Licensed in PA & WA
†† Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
^ Managing Attorney for NY

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Option One Mortgage Corporation
vs.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
CCP, Columbia County, No. 2007-CV 487 mf
Premises: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603

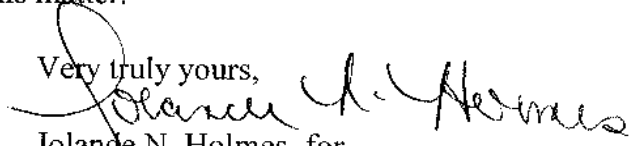
Dear Sir or Madam:

Enclosed please find the original and one copy of Amended Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Very truly yours,


Jolande N. Holmes, for
McCabe, Weisberg and Conway, P.C.

/jho
Enclosures
cc: Office of the Sheriff/Real Estate Division

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

AMENDED AFFIDAVIT OF SERVICE

I, the Undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the 19th day of June, 2007, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

McCABE, WEISBERG, AND CONWAY, P.C.

BEFORE ME THIS 19th DAY

OF JUNE, 2007.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

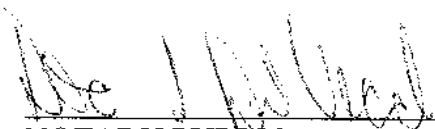
EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

DONNA L. DEL VECCHIO, Notary Public

City of Philadelphia, Phila. County

My Commission Expires September 1, 2007

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, the Undersigned, attorney for Plaintiff in the above action, set forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name	Address
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone	81 Lower Hilltop Road Berwick, PA 18603
Antoinette M. Cone a/k/a Antoinette Marie Cone a/k/a Antoinette Cone	81 Lower Hilltop Road Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name	Address
Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone	81 Lower Hilltop Road Berwick, PA 18603
Antoinette M. Cone a/k/a Antoinette Marie Cone a/k/a Antoinette Cone	81 Lower Hilltop Road Berwick, PA 18603

EXHIBIT A

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

Name	Address
------	---------

None other.

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

Name	Address
------	---------

Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc.	P.O. Box 2026 Flint, MI 48501
---	--

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

Name	Address
------	---------

None.

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

Name	Address
------	---------

None.

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:

Name	Address
------	---------

Tenants	81 Lower Hilltop Road Berwick, PA 18603
---------	--

Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
--	---------------------------------------

Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
---------------------------------------	--

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

EXHIBIT A

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

Internal Revenue Service
Technical Support Group

William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

United States of America
c/o U.S. Attorney for the Eastern
District of PA

615 Chestnut Street
Philadelphia, PA 19106

United States of America
c/o U.S. Attorney for the Middle
District of PA

235 North Washington Street
Scranton, PA 18503

United States of America
c/o Attorney for the Western
District of PA

633 U.S. Post Office and Courthouse
7th & Grant Streets
Pittsburgh, PA 15219

Commonwealth of Pennsylvania,
Dept. of Revenue, Bureau of
Compliance, Clearance Support

Dept. 281230
Harrisburg, PA 17128,
ATTN: Sheriff Sales

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.

June 19, 2007

DATE

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

EXHIBIT A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

DATE: June 19, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Leroy H. Cone a/k/a Leroy Harold Cone a/k/a Leroy Cone and Antoinette M. Cone
a/k/a Antoinette Marie Cone a/k/a Antoinette Cone

PROPERTY: 81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale **on WEDNESDAY, AUGUST 1, 2007, at 9:30 a.m. , Eastern Time**, at the Columbia County Courthouse, 38 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

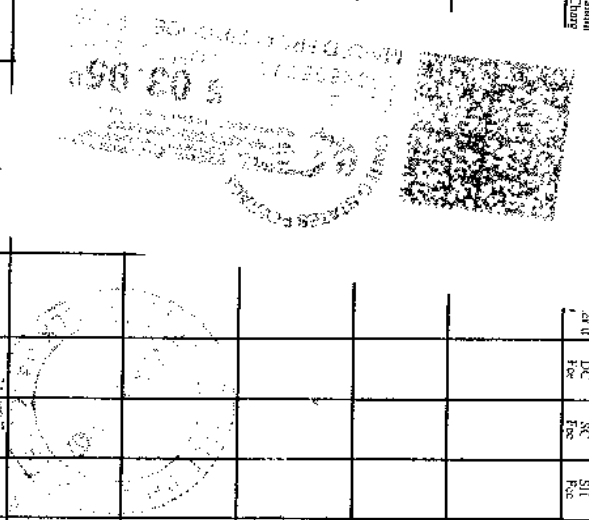
EXHIBIT B

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: Jolande Holmes- 31136

Check type of mail or service:
☐ Certified ☐ Registered
☐ COD ☐ Return Receipt for Merchandise
☐ Delivery Confirmation ☐ Signature Confirmation
☐ Express Mail ☐ Insured

Affix Stamp Here
 (if issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

Line	Article Number	Address Name, Street and P.O. Address	Package	Fee	Handling Charge	at	DC	SC	SI	BD	PS
1	Option One v. Cone	Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc., P.O. Box 2026 Flint, MI 48501									
2		Tenants 81 Lower Hilltop Road Berwick, PA 18603									
3		Commonwealth of PA Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105									
4		Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815									
5		Commonwealth of Pennsylvania Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130									
6		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128									
7		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486									
8		Internal Revenue Service Technical Support Group William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106									
9		United States of America c/o U.S. Attorney for the Eastern District of PA 615 Chestnut Street Philadelphia, PA 19106									
10		United States of America c/o U.S. Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503									
11		United States of America c/o Attorney for the Western District of PA 633 U.S. Post Office and Courthouse 7th & Grant Streets Pittsburgh, PA 15219									



EXH. B

Total Number of Pieces
Listed by Sender
12

Total Number of Poems
Received at Post Office

Commonwealth of Pennsylvania,
Bureau of Compliance,
Clearance Support
Dept. of Revenue,
Dept. 281230
Harrisburg, PA 17128,
ATTN: Sheriff Sales

Postmaster, Per (Name of receiving employee)

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

The table lists items of value acquired on all days, plus the information required for the reconstruction of intangible documents under *España Mail* (document reconstruction insurance is \$200 per page added to additional intangible for multiple sets of damage in a single catastrophic incident). The maximum intangible payable is \$3,000 for all insured items. Insurance is \$300 per copy. Express Mail Service[®] is available for up to \$3,000 to cover lost but not yet delivered. The maximum intangible payable is \$3,000 for all insured items. Domestic Mail[®] 3853 and 3872 for limitation of coverage insurance with CDS mail. See *International Mail Manual* for limitations of international mail. Direct mailing charges apply only to Standard Mail, to and Standard Mail for parcel.

EXHIBIT B

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/17/2007

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
LEROY CONE
81 LOWER HILLTOP ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEROY CONE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05-30-07 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

Paul D. Lee

DATE 05 30 07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/17/2007

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
ANTOINETTE CONE
81 LOWER HILLTOP ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEROY CONE

RELATIONSHIP HUSBAND IDENTIFICATION _____

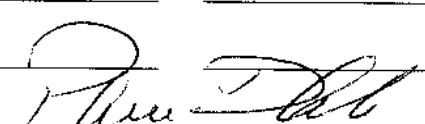
DATE 05.30.07 TIME 1400 MILEAGE _____ OTHER _____

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
<u>5-22</u>	<u>1850</u>	<u>#5/#6</u>	<u>c/c</u>
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY <u></u>	DATE <u>05.30.07</u>		



May 29, 2007

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

OPTION ONE MORTGAGE CORPORATION

VS.

**LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE CONE A/K/A
ANTOINETTE CONE**

DOCKET # 86ED2007

JD # 487JD2006

Dear Timothy:

The property located at 81 Lower Hilltop Road Berwick Pa is not currently hooked to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

TO: Jim Chamberlain

FAX NUMBER: 389-5625

DATE: 5-23-07

PAGES (inc. cover): 1

Tax Notice 2007 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM

WEDNESDAY: 1PM-4PM & 6PM-9PM

NOV & DEC: WEDNESDAY HOURS ONLY

PHONE: 570-759-2118

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
10485

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	38,946	6.146	234.57	239.36	263.30
SINKING		1.345	51.33	52.38	57.82
FIRE		1	38.17	38.95	42.85
TWP RE		5	190.84	194.73	214.20
The discount & penalty have been calculated for your convenience			514.91	525.42	577.97
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CONE LEROY H & ANTOINETTE M
81 LOWER HILL TOP RD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -03A-063-00,000
81 LOWER HILL TOP RD
.9587 Acres Land 8,582
Buildings 30,364
Total Assessment 38,946

This tax returned to
courthouse on:
January 1, 2008

If you desire a receipt, send a self-addressed, stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/17/2007

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOAN ROTHERY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05-21-07 TIME 1510 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

Patricia Dole

DATE 05-21-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/17/2007

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREENE

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05.21.07 TIME 1450 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

05.21.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/17/2007

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. Vann

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-18-7 TIME 1355 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) _____

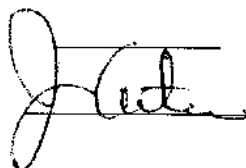
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-18-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/17/2007

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 86ED2007

PLAINTIFF OPTION ONE MORTGAGE CORPORATION

DEFENDANT LEROY H. CONE A/K/A LEROY HAROLD CONE A/K/A
LERON CONE
ANTOINETTE M. CONE A/K/A ANTOINETTE MARIE
CONE A/K/A ANTOINETTE CONE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-18-7 TIME _____ 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 5-18-7

... COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 18-MAY-07

FEE: \$5.00

CERT. NO: 3420

CONE LEROY H & ANTOINETTE M
81 LOWER HILL TOP RD
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20041-2639
LOCATION: 81 LOWER HILL TOP RD BERWICK
PARCEL: 07 -03A-063-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2006	PRIM	2,123.32	45.40	0.00	2,168.72
TOTAL DUE :					\$2,168.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff
Chm.

REAL ESTATE OUTLINE

ED # 8841

DATE RECEIVED 8-11-11
DOCKET AND INDEX 8/18/11

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"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>94964</u>

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

SALE DATE	<u>Aug. 1 2011</u>	TIME	<u>0930</u>
POSTING DATE	<u>June 28</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>July 1</u>	
	2 ND WEEK	<u>July 8</u>	
	3 RD WEEK	<u>July 15</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2007 ED AND CIVIL WRIT NO. 487 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:

THE FIRST THEREOF:

PARCEL NO. 1:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of a proposed 40 foot road, said plan being at the southwest corner of lands now or late of John L. and Leila A. McAfee; thence along the northerly side of said road North 78 degrees Thirteen (13) minutes West, One Hundred (100) feet to an iron pin at the southeast corner of lands now or late of Anthony N. and Norma J. Magrone; thence along the easterly line of lands of said Magrone North Thirty-three (33) degrees Fifty-seven (57) minutes East One Hundred Fifty (150) feet to an iron pin on the southerly line of lands now or formerly of Robert J. and Katherine Eddinger; thence along the southerly line of lands of said Eddinger South Seventy-eight (78) degrees Thirteen (13) minutes East One Hundred (100) feet to an iron pin at the northwest corner of lands of the above mentioned John L. Leila A. McAfee; thence along the westerly line of lands of said McAfee South Thirty-three (33) degrees Fifty-seven (57) minutes West One Hundred Fifty (150) feet to the place of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of land now or late of Robert Eddinger, Two Hundred (200) feet on a course North Seventy-eight (78) degrees Thirteen (13) minutes West Two Hundred (200) feet from the southeast corner of said Eddinger, which southeast corner is on the westerly side of Hilltop Road; thence along land now or late of E.J. Eshleman South Thirty-four (34) degrees Eight (08) minutes West One Hundred Fifty (150) feet to a point in the northerly line of a proposed road; thence along the northerly line of said proposed road North Seventy-eight (78) degrees Thirteen (13) minutes West One Hundred (100) feet to a point in other lands now or late of E. J. Eshleman; thence along the easterly line of said Eshleman North Thirty-four (34) degrees Eight (08) minutes East One Hundred Fifty (150) to a point; thence continuing along said Eshleman and Robert Eddinger South Seventy-eight (78) degrees Thirteen (13) minutes East One Hundred (100) feet to the place of BEGINNING

THE SECOND THEREOF:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found at the southwest corner of land of Robert J. Kolsap and Wanda E. Kolsap, his wife; thence along the land of Kolsap and land of John L. McAfee South Seventy-eight (78) degrees Thirteen (13) minutes East Three Hundred (300) feet to a rebar set on the westerly right of way of Hilltop Road; thence along same the following Two (2) courses and distances: South Thirty-four (34) degrees Twenty-seven (27) minutes Thirty-five (35) seconds West Twenty-three and Fifty-four (23.54) feet to a rebar found and South Forty-eight (48) degrees Nineteen (19) minutes Sixteen (16) seconds West Twenty-two and Seventy-five Hundredths (22.75) feet to a set rebar; thence along land of John David and Marlon Gomez North Seventy-eight (78) degrees Thirteen (13) minutes West Two Hundred Seventy-seven and Thirty-eight Hundredths (277.38) feet to a rebar set; thence North Eleven (11) degrees Forty-seven (47) minutes East Forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is more fully shown on plan by Bafle-James and Associates, dated 11/26/1996, File No. 2-2291, a copy of which is attached as Exhibit A to Plaintiff's Complaint filed in the above captioned matter.

THE SECOND THEREOF BEING the same premises as described in Order dated 4/27/1998 which was recorded

in the Columbia County Recorder of Deeds Office in Deed Book 686m page 599 and which was the subject of an action of Quiet Title filed at No. 218 of 1997 in the Prothonotary's Office of the Court of Common Pleas of the 28th Judicial District, Columbia County Branch, PA.

BEING KNOWN AS 81 LOWER HILLTOP ROAD, BRIAR CREEK TOWNSHIP, BERWICK, PA 18603.

BEING TAX PARCEL #07-03A-063.

BEING THE SAME PREMISES which Leslie H. Goeller, single, by Deed dated October 28, 2004 and recorded November 5, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200412639, granted and conveyed unto Leroy H. Cone and Antoinette M. Cone, his wife.

UNDER AND SUBJECT to easements, reservations, restrictions, covenants, conditions and rights of way as contained in prior instruments of record.

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

McCABE, WEISBERG AND CONWAY, P.C.
BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorneys for Plaintiff

Option One Mortgage Corporation
Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2007-CV 487 mf

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Leroy H. Cone a/k/a Leroy Harold Cone
a/k/a Leroy Cone
81 Lower Hilltop Road
Berwick, PA 18603

Antoinette M. Cone a/k/a Antoinette Marie
Cone a/k/a Antoinette Cone
81 Lower Hilltop Road
Berwick, PA 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

May 15, 2007
DATE

McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____
Attorneys for Plaintiff
ANDREW L. MARKOWITZ, ESQUIRE

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180 to 3183 and Rule 3257

Option One Mortgage Corporation

Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIANO. 2007-CV 487 mfNO. 2007-ED-86

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 (specifically described property below):

All real property and improvements thereon located at:

81 Lower Hilltop Road, Briar Creek Township, Berwick, PA 18603

Improvements consisting of a Residential Dwelling.

Debt \$ 140,583.40

Interest from 04/24/2007 to
DATE OF SALE \$

@ \$23.11 per diem

Costs \$

Total Due \$ (plus costs as endorsed)

Dated 5/17/07

Tami B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: _____
(SEAL)

By: Elinor A. Brennan
Deputy

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

Option One Mortgage Corporation

Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
Leroy Cone and Antoinette M. Cone a/k/a
Antoinette Marie Cone a/k/a Antoinette Cone

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2007-CV 487 mf

NO. 2007-ED-86

Commonwealth of Pennsylvania:
County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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Improvements consisting of a Residential Dwelling.

Debt	\$ 140,583.40
Interest from 04/24/2007 to DATE OF SALE @ \$23.11 per diem	\$
Costs	\$
Total Due	\$ (plus costs as endorsed)

Dated

5/17/2007

Thomas B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: _____

(SEAL)

By: Elizabeth A. Brennan
Deputy

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180 to 3183 and Rule 3257

Option One Mortgage Corporation

Plaintiff

v.

Leroy H. Cone a/k/a Leroy Harold Cone a/k/a
 Leroy Cone and Antoinette M. Cone a/k/a
 Antoinette Marie Cone a/k/a Antoinette Cone

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIANO. 2007-CV 487 mfNO. 2007-ED-86

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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Improvements consisting of a Residential Dwelling.

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Interest from 04/24/2007 to \$

DATE OF SALE

@ \$23.11 per diem

Costs \$

Total Due \$ (plus costs as endorsed)

Dated

5/17/2007Tom B. BrieProthonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: _____

(SEAL)

By: Elizabeth A. Beaman

Deputy