

SHERIFF'S SALE COST SHEET

NO. 127-01 ED NO. 845-04 VS. 127-01 JD DATE/TIME OF SALE 9:00am

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>15.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>277.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>47.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>472.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	<u>0.00</u>
SCHOOL DIST.	20	\$	<u>0.00</u>
DELINQUENT	20	\$	<u>0.00</u>
TOTAL ***** \$ <u>0.00</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	<u>0.00</u>
WATER	20	\$	<u>0.00</u>
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 859.70

paid 4/9/10

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIEL F. ROYLE-EBERSON +**MICHAEL J. CLARK +****ILANA ZION****T. ESHERASE**

+ Also Licensed in New Jersey

August 13, 2009

VIA FACSIMILE: 570-389-5625

Columbia County Sheriff

ATTN: Sheriff Chamberlain

RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 vs. Lanny J. Conner and Susan L. Mitchem-Conner
Docket No.: 2009-CV-846
Property Address: 489 Zanders Bridge Road, Stillwater, PA 17878
S&D File No.: 09-035222

Dear Sheriff Chamberlain:

Kindly stay Sheriff's sale currently scheduled for September 2, 2009 in the above-referenced matter. Plaintiff has realized that no monies have been reported to have been received.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Columbia County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

Lisa Kosik
Legal Assistant

1-1
SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee
f/k/a Norwest Bank Minnesota, N.A., as Trustee
for the registered holders of Renaissance Home
Equity Loan Asset-Backed Certificates, Series
2004-2

PLAINTIFF

VS.

Lanny J. Conner
and
Susan L. Mitchem-Conner
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)


I, Lisa Kosik, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on June 8, 2009, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:



Lisa Kosik
Legal Assistant

09-035222

Name and Address of Sender

Shapiro & DeNardo, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

LK

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ 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



UNITED STATES POSTAGE
02 1A
0004314670
MAILED FROM ZIP CODE 19406
\$01.26⁰⁰
JUL 08 2009
PRIMEV HONORS

Act if R

Handling Charge

Fee

Postage

Addresssee (Name, Street, City State, & ZIP Code)

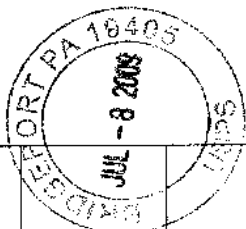
Article Number

09-0352222

Aegis Funding corp.
Dba Aegis Home Equity
1855 W. Baseline Rd #200
Mesa, AZ 85202

Columbia County Domestic Relations
15 Perry Avenue
PO Box 380
Bloomsburg, PA 17815

Tenant or Occupant
489 Zaners Bridge Road
Stillwater, PA 17878



Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt

Total Number of Pieces Listed by Sender 3

Total Number of Pieces Received at Post Office

Postmaster (or name of receiving employee)

See Privacy Act Statement on Reverse

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

Wednesday, June 24, 2009

**AEGIS FUNDING CORP.
1855 W. BASELINE RD# 200
MESA, AZ 85202-**

**WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO
BANK MINNESOTA, N.A. AS TRUSTEE F/K/A NORWEST BANK
MINNESOTA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2**

VS

**LANNY J. CONNER
SUSAN L. MITCHEM-CONNER**

DOCKET # 127ED2009

JD # 846JD2009

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
as Trustee for the registered holders of
Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2
PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2009-ED-121

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lanny J. Conner
489 Zaners Bridge Road
Stillwater, PA 17878

Your house (real estate) at: 489 Zaners Bridge Road, Stillwater, PA 17878 is scheduled to be sold at Sheriff's Sale on September 2, 2009 at 10:00 am, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$137,689.80 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 (the mortgagee) 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:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

3. 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 on page two of 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 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 by calling (610) 278-6800.
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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: (570) 784-6300.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 posting of said schedule of distribution.
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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

09-035222

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

BEGINNING at a R.R. spike in the center line of Township Route No. 772, THENCE along the said Route #772 North 44 degrees 42 minutes 40 seconds West 99.50 feet to an iron pin in the center of the intersection of the said Township Route No. 772 with L.R. No. 19067; THENCE along the said Township Route No. 772 North 60 degrees 04 minutes 00 seconds West 198.00 feet to a railroad spike in the center of the said Route No. 772 and in line of lands of Frederick C. and Ethel M. Mach, THENCE, along said line of lands of Hack, North 19 degrees 24 minutes 20 seconds East 466.95 feet to an iron pin; THENCE along line of other lands of Hack South 60 degrees 04 minutes 00 seconds East 198 feet to a railroad spike in the center of L.R. No. 19067; THENCE along the said L.R. 19067 South 19 degrees 24 minutes 20 seconds West 174.07 feet to a Railroad Spike in the center of the said road and in line of lands of Martha R. Wenner; THENCE along line of lands of Wenner South 35 degrees 26 minutes 49 seconds East 216.64 feet to an iron pin; THENCE along line of other lands of Wenner South 41 degrees 54 minutes 11 seconds West 229.02 feet to a Railroad Spike in the center of Township Route No. 772, the place of BEGINNING. CONTAINING 2.940 Acres according to Survey of Frank E. Beishline, Registered Surveyor, dated August 5, 1974, as is recorded in Field Book No 12-16 E-69.

BEING THE SAME PREMISES which Mary A. Hartman, by Deed dated October 18, 1983 and recorded October 18, 1983, in the Office for the Recorder of Deeds in and for the County of Columbia, in Decd Book 324 Page 805, granted and conveyed unto the Lanny J. Conner and Susan L. Mitchem-Conner, in fee.

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.

WELLS FARGO BANK NA

VS.

LANNY & SUSAN CONER

WRIT OF EXECUTION #127 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LANNY & SUSAN CONNER AT 489 ZANERS BRIDGE ROAD STILLWATER
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

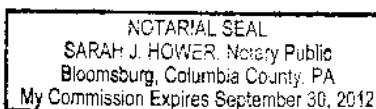
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2009



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6388

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK
MINNESOTA, N.A. AS TRUSTEE F/K/A
NORWEST BANK MINNESOTA, N.A. AS
TRUSTEE FOR THE REGISTERED
HOLDERS OF RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-2

Docket # 127ED2009

VS

MORTGAGE FORECLOSURE


LANNY J. CONNER
SUSAN L. MITCHEM-CONNER

AFFIDAVIT OF SERVICE

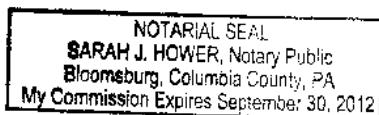
NOW, THIS TUESDAY, JUNE 30, 2009, AT 4:10 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LANNY CONNER AT 489 ZANERS BRIDGE ROAD, STILLWATER
BY HANDING TO SUSAN CONNER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

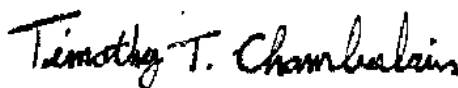
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 01, 2009



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


J. ARTER
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6300

WELLS FARGO BANK, N.A. SUCCESSOR BY Docket # 127ED2009
MERGER TO WELLS FARGO BANK
MINNESOTA, N.A. AS TRUSTEE F/K/A
NORWEST BANK MINNESOTA, N.A. AS
TRUSTEE FOR THE REGISTERED
HOLDERS OF RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-2
VS

MORTGAGE FORECLOSURE

LANNY J. CONNER
SUSAN L. MITCHEM-CONNER

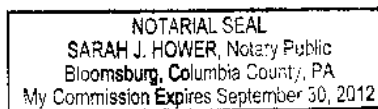
AFFIDAVIT OF SERVICE

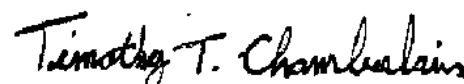
NOW, THIS TUESDAY, JUNE 30, 2009, AT 4:10 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON SUSAN MITCHEM-CONNER AT 489 ZANERS BRIDGE ROAD,
STILLWATER BY HANDING TO SUSAN CONNER, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

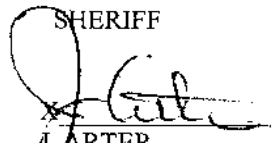
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 01, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 127ED2009

PLAINTIFF

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE
F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE
FOR THE REGISTERED HOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2

DEFENDANT

LANNY J. CONNER
SUSAN L. MITCHEM-CONNER
SHAPIRO AND DENARDO, LLC

ATTORNEY FIRM

PERSON/CORP TO SERVED
LANNY CONNER
489 ZANERS BRIDGE ROAD
STILLWATER

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Susan

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 6-30-9 TIME 1610 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA A 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

6-25-9 1510 2 L. C.

6-27-9 1715 2 L. C.

DEPUTY

DATE 6-30-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 127ED2009

PLAINTIFF

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE
F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE
FOR THE REGISTERED HOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2

DEFENDANT

LANNY J. CONNER
SUSAN L. MITCHEM-CONNER
SHAPIRO AND DENARDO, LLC

ATTORNEY FIRM

PERSON/CORP TO SERVED
SUSAN MITCHEM-COMMER
489 ZANERS BRIDGE ROAD
STILLWATER

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Susan

RELATIONSHIP DEP IDENTIFICATION _____

DATE 6-30-9 TIME 1610 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

6-25-9 1510 2 L.C.

6-29-9 1715 2 L.C.

DEPUTY

[Signature]

DATE 6-30-9

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

Article Addressed to:

Complete items 1, 2, 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.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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 ON DELIVERY

- A. Signature ☒ Agent ☒ Address
X *[Signature]*
- B. Received by (Printed Name) C. Date of Delivery
JUN 26 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5304

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
X *[Signature]*
- B. Received by (Printed Name) C. Date of Delivery
JUN 26 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5298

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
X *[Signature]*
- B. Received by (Printed Name) C. Date of Delivery
JUN 26 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5311

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
X *[Signature]*
- B. Received by (Printed Name) C. Date of Delivery
JUN 26 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

Aegis Funding
1855 W. Baseline RD# 200
Mesa, AZ 85202

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
X *[Signature]*
- B. Received by (Printed Name) C. Date of Delivery
JUN 26 2009
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

Tax Notice 2009 County & Municipality
 FISHING CREEK TWP
MAKE CHECKS PAYABLE TO:
 Shirley Good
 214 WINDING RD
 Orangeville PA 17859

HOURS: THURSDAY 3:30 PM TO 7:00 PM

PHONE: 570-683-5625

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
16892

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	50,230	6.146	302.54	308.71	339.58
SINKING		1.345	66.21	67.56	74.32
TWP RE		2	98.45	100.46	110.51
The discount & penalty have been calculated for your convenience			467.20 April 30 If paid on or before	476.73 June 30 If paid on or before	524.41 June 30 If paid after
PAY THIS AMOUNT					

PAID BY: COUNTESS ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CONNER LANNY J & SUSAN L
 489 ZANERS BRIDGE ROAD
 STILLWATER PA 17878

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 15-10-018-00,000
 489 ZANERS BRIDGE RD
 2.8 Acres Land 7,245
 Buildings 42,985
 Total Assessment 50,230

This tax returned
 to courthouse on:
 January 1, 2010

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

SEBENTON AREA SCHOOL DIST

2009 SCHOOL REAL-ESTATE DATE 07/01/2009 BILL# 001354

TAXPAYER COPY

FISHING CREEK TWP

MAKE CHECKS PAYABLE TO:

Shirley M. Good
 214 Winding Road
 Orangeville, PA 17859

HOURS Thurs. 3:30pm to 7:00pm
 or by appointment.

PHONE 570-683-5625

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	50230	41.5000	1815.11	1852.15	2037.37
ASSESSED VALUE	50230	2084.55			
HOMESTEAD REDUCTION	5600	232.40	1815.11	1852.15	2037.37
TAXABLE ASSESSMENT	44630	1852.15	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER NOV 1

SCHOOL PENALTY AT 10%

CONNER SUSAN L MITCHEM
 489 ZANERS BRIDGE ROAD
 STILLWATER PA 17878

PROPERTY DESCRIPTION	ACCT.
PARCEL 15 10 01800000	369
489 ZANERS BRIDGE RD	7245.00
20090-4536	42985.00
2.80 ACRES	

TAXES RETURNED
 TO COURT HOUSE
 JANUARY 1, 2010

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 127ED2009

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE
F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE
FOR THE REGISTERED HOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2

DEFENDANT LANNY J. CONNER
SUSAN L. MITCHEM-CONNER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
SHIRLEY GOOD-TAX COLLECTOR
214 WINDING ROAD
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 6-25-9 TIME 1440 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 6-25-9

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/24/2009

Fee: \$5.00

Cert. NO: 6305

CONNER SUSAN L MITCHEM
489 ZANERS BRIDGE ROAD
STILLWATER PA 17878

District: FISHING CREEK TWP
Deed: 20090 -4536
Location: 489 ZANERS BRIDGE RD
Parcel Id: 15 -10 -018-00,000

Assessment: 50,230
Balances as of 06/24/2009

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

By: Timothy T. Chamberlain, Sheriff Per: du

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/19/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 127ED2009

PLAINTIFF

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE
F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE
FOR THE REGISTERED HOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2

DEFENDANT

LANNY J. CONNER
SUSAN L. MITCHEM-CONNER
SHAPIRO AND DENARDO, LLC

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN C. GLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 6-24-9 TIME 1555 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) _____

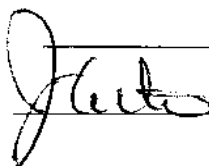
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-24-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/19/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 127ED2009

PLAINTIFF

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE
F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE
FOR THE REGISTERED HOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2004-2

DEFENDANT

LANNY J. CONNER
SUSAN L. MITCHEM-CONNER
SHAPIRO AND DENARDO, LLC

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Debbie Miller

RELATIONSHIP Clark IDENTIFICATION _____

DATE 6/24/09 TIME 15:40 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

D/S Long #6

DATE

6/24/09

REAL ESTATE OUTLINE

ED # 127-09

DATE RECEIVED

6-19-09

DOCKET AND INDEX

6-24-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$1,350.00 OR

✓

CK# 829742

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

SALE DATE

Sept. 2, 09

TIME

1:00

POSTING DATE

Sept. 14, 09

ADV. DATES FOR NEWSPAPER

1ST WEEK

Sept. 14, 09

2ND WEEK

Sept. 21, 09

3RD WEEK

Sept. 28, 09

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 127 OF 2009 ED AND CIVIL WRIT NO. 846 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN part piece or parcel of land, situate in the Township of Fishingcreek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a RR spike in the center line of Township Route No. 772, THENCE along the said Route #772 North 44 degrees 42 minutes 40 seconds West 99.50 feet to an iron pin in the center of the intersection of the said Township Route No. 772 with L.R No. 19067; THENCE along the said Township Route No. 772 North 60 degrees 04 minutes 00 seconds West 198.00 feet to a railroad spike in the center of the said Route No. 772 and in line of lands of Frederick C. and Ethel M. Mach, THENCE, along said line of lands of Hack, North 19 degrees 24 minutes 20 seconds East 466.95 feet to an iron pin; THENCE along line of other lands of Hack South 60 degrees 04 minutes 00 seconds East 198 feet to a railroad spike in the center of L.R No. 19067; THENCE along the said L.R 19067 South 19 degrees 24 minutes 20 seconds West 174.07 feet to a Railroad Spike in the center of the said road and in line of lands of Martha R. Wenner; THENCE along line of lands of Wenner South 35 degrees 26 minutes 49 seconds East 216.64 feet to an iron pin; THENCE along line of other lands of Wenner South 41 degrees 54 minutes

11 seconds West 229.02 feet to a Railroad Spike in the center of Township Route No. 772, the place of BEGINNING. CONTAINING 2.940 Acres according to Survey of Frank E. Beishline, Registered Surveyor, dated August 5, 1974, as is recorded in Field Book No 12-16 E-69. BEING THE SAME PREMISES which Mary A. Hartman, by Deed dated October 18, 1983 and recorded October 18, 1983, in the Office for the Recorder of Deeds in and for the County of Columbia, in Deed Book 324 Page 805, granted and conveyed unto the Lanny J. Conner and Susan L. Mitchem-Conner, in fee.

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
Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

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Plaintiff's Attorney
Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

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Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

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Plaintiff's Attorney
Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a
Norwest Bank Minnesota, N.A., as Trustee for the
registered holders of Renaissance Home Equity
Loan Asset-Backed Certificates, Series 2004-2
PLAINTIFF

No: 2009-CV-846

2009-ED-127

WRIT OF EXECUTION:

VS.

MORTGAGE FORECLOSURE

Lanny J. Conner and Susan L. Mitchem-Conner
DEFENDANT(S)

TO THE SHERIFF OF COLUMBIA COUNTY:

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

489 Zanners Bridge Road, Stillwater, PA 17878

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$137,689.80

Interest from June 16, 2009 to

Costs to be added

Seal of Court

Tam B Kline
PROTHONOTARY

Date: 6-19-09

Kelley P Brewer
Deputy Prothonotary

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
as Trustee for the registered holders of
Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2
PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2009-ED-127

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 489 Zanners Bridge Road, Stillwater, PA 17878.

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

Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zanners Bridge Road
Stillwater, PA 17878

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

Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zanners Bridge Road
Stillwater, PA 17878

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2
12650 Ingenuity Drive
Orlando, FL 32826

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2
12650 Ingenuity Drive
Orlando, FL 32826

Aegis Funding Corp.
dba Aegis Home Equity
1855 W. Baseline Rd # 200
Mesa, AZ 85202

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

Columbia County Domestic Relations
15 Perry Avenue.
P.O. Box 380.
Bloomsburg, PA 17815

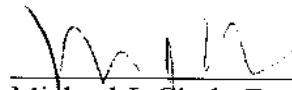
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
489 Zanners Bridge Road
Stillwater, PA 17878

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.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

09-035222

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSOLE +

MICHAEL J. CLARK +

ILANA ZION

LESLIE RASE

+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn:

RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 vs. Lanny J. Conner and Susan L. Mitchem-Conner
Docket number: 2009-CV-846
Our file number: 09-035222

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- _____ Sale deposit in the amount of \$;
- _____ 8 copies of the property legal description for the deed and printers;
- _____ Affidavit pursuant to Rule 3129.1 ;
- _____ Act 91 Affidavit;
- _____ Notices of Sale for each Defendant;
- _____ Request for service of the notice of sale;
- _____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,
Crystle Langelo
Legal Assistant

SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
Telephone: (610) 278-6800
Facsimile: (610) 278-9980

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 vs. Lanny J. Conner and Susan L. Mitchem-Conner
CIVIL ACTION NO. 2009-CV-846
OUR FILE NO. 09-035222

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Crystle Langelo
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
as Trustee for the registered holders of
Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2
PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2009-ED-127

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Your house (real estate) at: 489 Zanners Bridge Road, Stillwater, PA 17878 is scheduled to be sold at Sheriff's Sale on _____ at _____, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$137,689.80 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 (the mortgagee) 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:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

3. 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 on page two of 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 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 by calling (610) 278-6800.
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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: (570) 784-6300.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 posting of said schedule of distribution.
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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

09-035222

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
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Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2
PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2007-ED-127

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Susan L. Mitchem-Conner
489 Zaners Bridge Road
Stillwater, PA 17878

Your house (real estate) at: 489 Zaners Bridge Road, Stillwater, PA 17878 is scheduled to be sold at Sheriff's Sale on _____ at _____, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$137,689.80 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2 (the mortgagee) against you.

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Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

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

BEGINNING at a R.R. spike in the center line of Township Route No. 772, THENCE along the said Route #772 North 44 degrees 42 minutes 40 seconds West 99.50 feet to an iron pin in the center of the intersection of the said Township Route No. 772 with L.R. No. 19067; THENCE along the said Township Route No. 772 North 60 degrees 04 minutes 00 seconds West 198.00 feet to a railroad spike in the center of the said Route No. 772 and in line of lands of Frederick C. and Ethel M. Mach, THENCE, along said line of lands of Hack, North 19 degrees 24 minutes 20 seconds East 466.95 feet to an iron pin; THENCE along line of other lands of Hack South 60 degrees 04 minutes 00 seconds East 198 feet to a railroad spike in the center of L.R. No. 19067; THENCE along the said L.R. 19067 South 19 degrees 24 minutes 20 seconds West 174.07 feet to a Railroad Spike in the center of the said road and in line of lands of Martha R. Wenner; THENCE along line of lands of Wenner South 35 degrees 26 minutes 49 seconds East 216.64 feet to an iron pin; THENCE along line of other lands of Wenner South 41 degrees 54 minutes 11 seconds West 229.02 feet to a Railroad Spike in the center of Township Route No, 772, the place of BEGINNING. CONTAINING 2.940 Acres according to Survey of Frank E. Beishline, Registered Surveyor, dated August 5, 1974, as is recorded in Field Book No 12-16 E-69.

BEING THE SAME PREMISES which Mary A. Hartman, by Deed dated October 18, 1983 and recorded October 18, 1983, in the Office for the Recorder of Deeds in and for the County of Columbia, in Deed Book 324 Page 805, granted and conveyed unto the Lanny J. Conner and Susan L. Mitchem-Conner, in fee.

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SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
as Trustee for the registered holders of
Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2

PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-846

2009-ED-127

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee
f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home
Equity Loan Asset-Backed Certificates, Series 2004-2
12650 Ingenuity Drive
Orlando, FL 32826

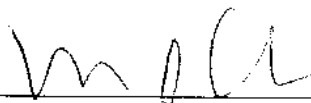
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Lanny J. Conner
489 Zaners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zaners Bridge Road
Stillwater, PA 17878

SHAPIRO & DENARDO, LLC

BY:


Michael J. Clark, Esquire
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
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Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee
f/k/a Norwest Bank Minnesota, N.A., as Trustee
for the registered holders of Renaissance Home
Equity Loan Asset-Backed Certificates, Series
2004-2

PLAINTIFF

vs.

Lanny J. Conner and Susan L. Mitchem-Conner
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2009-ED-127

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant
☐ Commercial
☐ As a result of a Complaint in Assumpsit
☐ That the Plaintiff has complied in all respects with Section 403 of the Mortgage
☒ Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DENARDO, LLC

BY:

Michael J. Clark

Michael J. Clark, Esquire
PA Bar # 202929

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
MICHAEL CLARK, ESQ., ATTORNEY I.D. NO. 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035222

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:

09-ED-127

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee f/k/a Norwest Bank Minnesota, N.A.,
as Trustee for the registered holders of
Renaissance Home Equity Loan Asset-
Backed Certificates, Series 2004-2
PLAINTIFF

VS.

Lanny J. Conner
489 Zancers Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zancers Bridge Road
Stillwater, PA 17878

DEFENDANTS

STATE OF: Florida

COUNTY OF: Palm Beach

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Ocwen Loan Servicing, LLC on behalf of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2

By:

NAME: Kevin M. Jackson *K*

TITLE: Manager

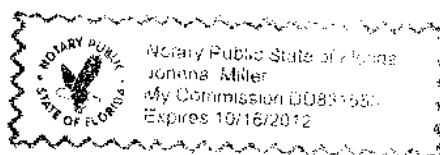
Sworn to and subscribed before me this *14* day of *May*, 2009.

[Signature], Notary Public

09-035222

Loan No: 101949178

Attorney code: 00376



SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
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vs.

Lanny J. Conner and Susan L. Mitchem-
Conner

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-846

2009-ED-127

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 489 Zanners Bridge Road, Stillwater, PA 17878.

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

Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zanners Bridge Road
Stillwater, PA 17878

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

Lanny J. Conner
489 Zanners Bridge Road
Stillwater, PA 17878

Susan L. Mitchem-Conner
489 Zanners Bridge Road
Stillwater, PA 17878

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2
12650 Ingenuity Drive
Orlando, FL 32826

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2
12650 Ingenuity Drive
Orlando, FL 32826

Aegis Funding Corp.
dba Aegis Home Equity
1855 W. Baseline Rd # 200
Mesa, AZ 85202

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

Columbia County Domestic Relations
15 Perry Avenue.
P.O. Box 380.
Bloomsburg, PA 17815

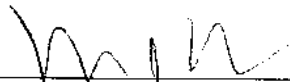
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
489 Zanners Bridge Road
Stillwater, PA 17878

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.

SHAPIRO & DENARDO, LLC

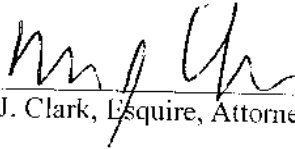
BY:



Michael J. Clark, Esquire

09-035222

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Michael J. Clark, Esquire, Attorney for Plaintiff

Shapiro & DeNardo, LLC
General Business Account
3400 Horizon Drive, Suite 150
P.O. Box 19406
Prussia, PA 19406
(610) 278-6800

Bank of America, N.A.
2-50/710

329742

DATE	6/15/2009
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



09-035222, CONNER, LANN
329742 071000505 5201147419