

TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LAURA H.G. O'SULLIVAN
LISA I. WALLACE
JANET Z. CHARLTON
GAYL C. SPIVAK
MARK GOLAR
ANDREW L. MARKOWITZ
MICHAEL T. CANTIRELL
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RICHARD J. STIZOR, JR.
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DANIEL PANASELLE
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JOSEPH J. FOLEY
KYLE J. MOULDING
JOHN T. PICCININI
JON GASIOR
JOSEPH C. COLEMAN
ELIJAH W. MUNGAI
STEPHANIE MARIE ASOUB
CETINE P. DERKRIKORIAN

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA. 19109
(215) 790-1010
FAX (215) 790-1274

April 9, 2013

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 676-8800
GENERAL FAX (914) 676-8911

SUITE 800
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FAX (301) 490-1568
Also serving the District of Columbia

SUITE 202
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(866) 656-0579

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06305
(203) 992-8200
FAX: (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 vs. Percy M.
Miller and Betty L. Miller
Columbia County, Court of Common Pleas, No. 2012CV971
Action in Mortgage Foreclosure
Premises: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: February 6, 2013

Dear Sheriff:

Enclosed please find check in the amount of \$1,299.96 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13, 1800 Tapo Canyon Road, Simi Valley, CA 93063** 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,


Daniel DellaPenna

Legal Assistant

/ddp
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

ie Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name
McCabe, Weisberg and Conway, P.C.

Telephone Number
215-790-1010

Mailing Address
123 S. Broad Street, Suite 1400

City
Philadelphia

State
PA

Zip Code
19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia

Mailing Address
Columbia County Courthouse, 35 West Main Street

City
Bloomsburg

State
PA

Zip Code
17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13. Mortgage Pass-Through Certificates, Series 2004-J13

Mailing Address
1800 Tapo Canyon Road

City
Simi Valley

State
CA

Zip Code
93063

D. REAL ESTATE LOCATION

Street Address
2398 Old Berwick Road

County
Columbia

City, Township, Borough
Neshannock Township

School District
Neshannock Township School District

Tax Parcel Number
313C2-000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration
\$2,649.96

2. Other consideration
+ 0.00

3. Total Consideration
= \$2,649.96

4. County Assessed Value
\$26,718.00

5. Common Level Ratio Factor
x 3.60

6. Fair Market Value
= \$96,184.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed
100

1b. Percentage of Grantor's Interest in Real Estate
100%

1c. Percentage of Grantor's Interest Conveyed
100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgage to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on February 6, 2013 to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13. Mortgage Pass-Through Certificates, Series 2004-J13 as holder of a mortgage in default, and, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

PAPER CONTAINS TONER ADHESION PROPERTIES

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOL HOLOGRAM

75171

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW

123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310

NO.

PAY One Thousand Two Hundred Ninety Nine

DATE *****
AMOUNT ***** 96/100

Apr/ 9/2013 \$1,299.96
ESCROW TRUST
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County
ORDER
OF

Balance Due Sheriff-234-8773

Theresa A. Weisberg

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

⑈075171⑈ ⑆031000503⑆ 2000012130022⑈

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Mellon vs Percy + Betty Miller

NO. 112-12 ED NO. 971-12 JD

DATE/TIME OF SALE: Dec 12 0900

BID PRICE (INCLUDES COST) \$ 2598.00

POUNDAGE - 2% OF BID \$ 51.96

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2649.96

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2649.96

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1299.96

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>72.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>10.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>577.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1364.82</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</u>

— PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	\$ _____	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20__	\$ <u>116.75</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>116.75</u>

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2559.07

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
PERCY M MILLER
BETTY MILLER

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2012CV971

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$300.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$210.00

Total Sheriff Costs **\$2,392.32**

Municipal Costs

Sewer \$150.68

Total Municipal Costs **\$150.68**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,598.00**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2012 Columbia County Sheriff's Office, Inc.

Bloomsburg, PA 17815

Pho ~ 570-784-6639 ~ Fax ~ 570-7 .6553

December 6, 2012

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2012CV971
2398 Old Berwick Road
Bloomsburg, PA 17815

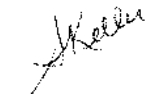
Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. Percy M. & Mrs. Betty L. Miller, for the property located 2398 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$111.75.

Scott Township Authority has been informed the Sale is to take place on December 12, 2012 @ 9:00am.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

Scott Township FAX: 570-784-6553 Dec 6 2012 14:04 P001/001
SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 6, 2012

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2012CV971
2398 Old Berwick Road
Bloomsburg, PA 17815


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Sharon Keller
Administrative Assistant

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Scott Township Authority Board Members
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MEGAN R. STERBACK
JOSEPH J. FORLEY

See www.mccabeweisberg.com for full listing

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
123 SOUTH BROAD STREET
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(215) 790-1010
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December 10, 2012

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Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 vs. Percy M. Miller and Betty L. Miller
Columbia County; C.C.P. No. 2012CV971
Premises: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **December 12, 2012** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **February 6, 2013** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Daniel DellaPenna, Legal Assistant

/DDP

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
PERCY M MILLER
BETTY MILLER

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, December 12, 201

Writ of Execution No. : 2012CV971

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
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Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$210.00
Total Sheriff Costs	\$2,392.32

Municipal Costs

Sewer	\$111.75
Total Municipal Costs	\$111.75

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,559.07**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

by CountySlate Sheriff, Telecott, Inc

Scott Township FAX: 570-784-6553 Feb 5 2013 15:00 P002/003
SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

February 5, 2013

Sent by Fax – 570-389-5622
No notice was given to our office

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2012CV971
2398 Old Berwick Road
Bloomsburg, PA 17815

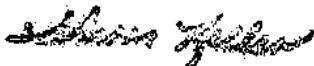
Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. Percy M. & Mrs. Betty L. Miller, for the property located 2398 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$150.68. Services dates for the fees in question are from November 2012 thru February 2013.

It is our understanding the Sale is to take place on February 6, 2013

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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 MARC S. WEISBERG
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 JOSEPH I. FOLEY

See www.mccabew.com for licensing

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
 123 SOUTH BROAD STREET
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November 6, 2012

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 WESTMONT, NJ 08108
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Timothy T. Chamberlain
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Re: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 vs. Betty L. Miller and Percy M. Miller
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Very truly yours,


 Daniel DellaPenna, Legal Assistant

/DDP
 SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

October 30, 2012

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2012CV971
2398 Old Berwick Road
Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. Percy M. & Mrs. Betty L. Miller, for the property located 2398 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$209.73. Services dates for the fees in question are from June 25, 2012 to November 14, 2012.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SHERIFF'S RETURN OF SERVICE

10/09/2012 02:25 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

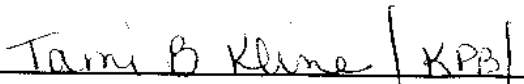
October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2012

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016


Tami B. Kline / KPB

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

Notary Public for the Commonwealth of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/21/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2398 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2012CV971

2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

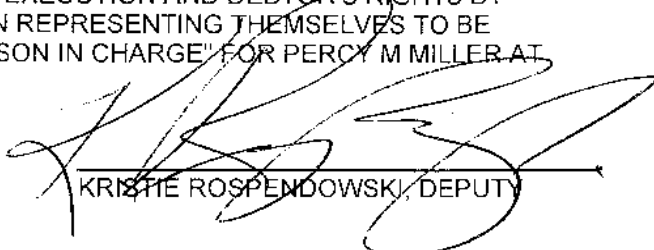


THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SHERIFF'S RETURN OF SERVICE

08/27/2012 01:05 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AUDREY BOUDMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PERCY M MILLER AT 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

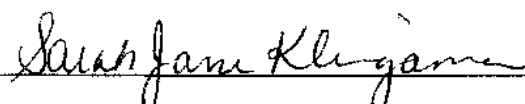
August 27, 2012

NOTARY

Affirmed and subscribed to before me this

27TH day of AUGUST, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19101

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

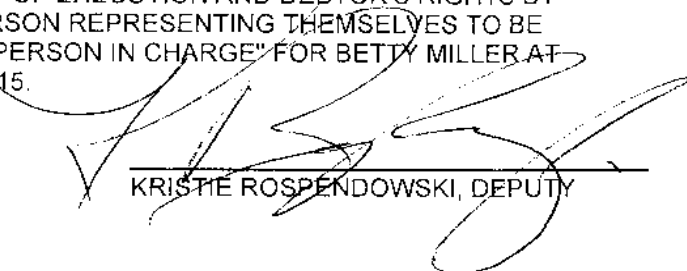


THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SHERIFF'S RETURN OF SERVICE

08/27/2012 01:05 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AUDREY BOUDMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BETTY MILLER AT 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 27, 2012

NOTARY

Affirmed and subscribed to before me this

27TH day of AUGUST, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

September 24, 2012

SUITE 303
216 HADJON AVENUE
WESTMONT, NJ 08108
(856) 858-7060
FAX (856) 858-7020

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3561
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE EIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAURO
LISA T. WALLACE
LAURA H. O'SULLIVAN
JANET Z. CHARLTON
GAYL C. SPIVAK
JASON E. BROOKS
ANDREW L. MARKOWITZ
MICHAEL T. CANTRELL
JOSEPH E. RIGA
CAROL ROGERS CORR
CATHERINE E. WILKER
HEIDI R. SPIVAK
DIANA C. THEOLOGOU
MARISA J. COHEN
MARK GOLAB
JO-ANN T. LAMBERT-O'NEILL
MELISSA A. SPASJO
BRIAN T. LAMMANA
CORRIN M. DEMENT
ANN E. SWARTZ
PHILLIP MAHONY
MATTHEW F. RUSSELL
ERIN M. BRADY
RICHARD O'BRIEN
LAURA T. CURRY
ANTOINETTE N. MOORE
KEVIN T. McQUILL
ALEXANDRA T. GARCIA
MICHAEL T. ROZRA
JONATHAN ELLEFANT
LAURA L. LATIA
ABBY K. MOYNIHAN
CHRISTINE L. GRAHAM
SHIRKA G. ENGRISSE
JOSE O. HASBUN
JONATHAN TOLLACK
MAKENNA E. PORCH
RICHARD J. SUZOR, JR.
HEATHER M. WEINERT
LUCAS M. ANDERSON
DANIEL FANASELLE
WILLIAM D. JENNINGS

See www.mccabeweisbergconway.com for licensing

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

Re: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 vs. Percy M. Miller
and Betty L. Miller
Columbia County, No. 2012CV971
Premises: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the
above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-
addressed envelope provided. The property is currently scheduled for Sheriff Sale on November 14, 2012.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Robert Murray,
McCabe, Weisberg and Conway, P.C.

/RMV
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C.
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

Attorney for Plaintiff

The Bank of New York Mellon fka The Bank
of New York, as Trustee for the Holders of
CWALT, Inc., Alternative Loan Trust
2004-J13, Mortgage Pass-Through Certificates,
Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012CV971

AFFIDAVIT OF SERVICE
OF
AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 24th day of September, 2012, 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 Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED
BEFORE ME THIS 25 DAY
OF September, 2012

NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

By: Marc S. Weisberg
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

McCABE, WEISBERG & CONWAY, P.C.
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

Attorney for Plaintiff

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Holders of CWALT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage
Pass-Through Certificates, Series 2004-J13
Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012CV971

v.

Percy M. Miller and Betty L. Miller
Defendants

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Percy M. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
Betty L. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Percy M. Miller	208 Arbutus Park Road Blloomsburg, Pennsylvania 17815
Betty L. Miller	208 Arbutus Park Road Bloomsburg, Pennsylvania 17815

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
------	---------

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Western District of PA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754
and
U.S. Post Office and Courthouse
700 Grant Street, Suite 400
Pittsburgh, PA 15219

United States of America c/o
Atty General of the United States

U.S. Dept. of Justice, Rm. 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept. of Justice, Rm. 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

September 24, 2012

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

By: 

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, 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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Holders of CWALT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage
Pass-Through Certificates, Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012CV971

DATE: September 24, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Percy M. Miller and Betty L. Miller

PROPERTY: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **November 14, 2012 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 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.

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

Check type of mail or service:

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

Line	Article Number	Postage
1	The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWAL.T. Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 Plaintiff v. Percy M. Miller and Betty L. Miller Defendants	Tenants/Occupants 2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
6		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
7		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales



U.S. POSTAGE » PITNEY BOWES
ZIP 19109 \$ 005.35⁰
02 1W
0001377494 SEP 24 2012

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12940

MILLER PERCY M & BETTY L
208 ARBUTUS PARK RD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20040 -8593
Location: OLD BERWICK ROAD ESPY
Parcel Id:31 -3C2-006-00,000

Assessment: 26,718
Balances as of 09/25/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain
HAM

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Kristin Algeria

Date: 9 / 21 / 2012

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5876 or KAlgeria@aoss.us .

Thank you in advance for your cooperation.

Truly yours,

Kristin Algeria

COPY

COURT OF COMMON PLEAS COLUMBIA COUNTY

CASE NO.: 2012CV971

AFFIDAVIT OF SERVICE

The Bank of New York Mellon
f/k/a The Bank of New York, et
al

vs.

Percy M. Miller and Betty L.
Miller

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **5:43 PM** on **09/15/2012**, I served **Percy M. Miller** at **208 Arbutus Park Road , Bloomsburg, PA 17815** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Description:

Sex: Male – Age: 75 – Skin: White – Hair: White – Height: 5' 07" – Weight: 155

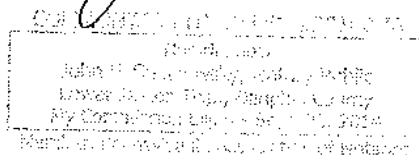
Sworn to and subscribed before me on this
20th day of September, 2012.

NOTARY PUBLIC

X

Nathan Morgan
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 26174 - Our File# 21984



COPY

COURT OF COMMON PLEAS COLUMBIA COUNTY

CASE NO.: 2012CV971

AFFIDAVIT OF SERVICE

The Bank of New York Mellon
f/k/a The Bank of New York, et
al

vs.

Percy M. Miller and Betty L.
Miller

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **5:43 PM** on **09/15/2012**, I served **Betty L. Miller** at **208 Arbutus Park Road , Bloomsburg, PA 17815** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

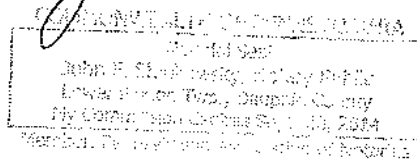
a true and correct copy of Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Description:

Sex: Female – Age: 75 – Skin: White – Hair: White – Height: 5' 03" – Weight: 120

Sworn to and subscribed before me on this
15th day of September, 2012.

NOTARY PUBLIC



X. Nathan Morgan
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 26177 - Our File# 21983

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	HEIDI CRLESTE
Relation:	CLERK
Date:	8/31/12
Time:	9:00
Deputy:	5
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CENTRAL COLUMBIA SD

2012CV971

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SCOTT TOWNSHIP AUTHORITY
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SHARON KELLER		
Relation:	CLERK		
Date:	8/27/12	Time:	1035
Deputy:	5	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SCOTT TOWNSHIP AUTHORITY

2012CV971

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	PERCY M MILLER
Primary Address:	2398 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	208 ARBUTUS PARK ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	AUDREY BARADMAN		
Relation:	DAUGHTER		
Date:	8/27/12	Time:	1305
Deputy:	5	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MILLER, PERCY M

2012CV971

2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BETTY MILLER
Primary Address:	2398 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	208 ARBUTUS PARK ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Audee Zouhdman		
Relation:	Daughter		
Date:	8/27/12	Time:	1305
Deputy:	5	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MILLER, BETTY

2012CV971

2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	H. James Hock		
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815		
Phone:	570-784-7823	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	LEFT IN MAIL BOX		
Date:	8/27/12	Time:	1015
Deputy:	5	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HOCK, H. JAMES

2012CV971

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	FNB BANK
Primary Address:	37-41 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	CLINT Young		
Relation:	CUST SERV MANAGER		
Date:	8/27/12	Time:	858
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
-------	------------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FNB BANK

2012CV971

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DOT FROMIK
Relation:	CLERK
Date:	8/27/12
Time:	857
Deputy:	5
Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC
Phone:	215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2012CV971 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PERCY M MILLER (et al.)

Case Number
2012CV971

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/21/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

HEATHER H. ATT

Relation:

CLERK

Date:

8/27/12

Time:

850

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2012CV971

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/21/2012

Document Receipt

Trans # 34177 Carrier / service: POST 2PM 8/24/2012

Ship to: 34177

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000015987

Doc Ref #: 112ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 34178 Carrier / service: POST 2PM 8/24/2012

Ship to: 34178

COMMONWEALTH OF PA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET STE. 204

Tracking #: 9171924291001000015994

Doc Ref #: 112ED2012

PHILADELPHIA PA 19107

Document Receipt

Trans # 34179 Carrier / service: POST 2PM 8/24/2012

Ship to: 34179

COMMONWEALTH OF PA

6TH FLOOR, STRAWBERRY SQUARE
DEPT 280601

Tracking #: 9171924291001000016007

Doc Ref #: 112ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 34180 Carrier / service: POST 2PM 8/24/2012

Ship to: 34180

DEPT OF PUBLIC WELFARE

OPBOX 8486

Tracking #: 9171924291001000016014

Doc Ref #: 112ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 34181 Carrier / service: POST 2PM 8/24/2012

Ship to: 34181

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 9171924291001000016021

Doc Ref #: 112ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 34182 Carrier / service: POST 2PM 8/24/2012

Ship to: 34182

UNITED STATES OF AMERICA

C/O ATTY FOR WESTERN DISTRICT
228 WALNUT STREET STE 220

Tracking #: 9171924291001000016038

Doc Ref #: 112ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 34183 Carrier / service: POST 2PM 8/24/2012

Ship to: 34183

UNITED STATES OF AMERICA

US POST OFFICE AND COURTHOUSE
700 GRANT STREET STE 400

Tracking #: 9171924291001000016045

Doc Ref #: 112ED2012

PITTSBURGH PA 15219

Document Receipt

Trans # 34184 Carrier / service: POST 2PM 8/24/2012

Ship to: 34184

UNITED STATES OF AMERICA

US DEPT OF JUSTICE

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 9171924291001000016052

Doc Ref #: 112ED2012

Document Receipt

Trans # 34185 Carrier / service: POST 2PM 8/24/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000016069

Doc Ref #: 112ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 34186 Carrier / service: POST 2PM 8/24/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000016076

Doc Ref #: 112ED2012

Document Receipt

Trans # 34187 Carrier / service: POST 2PM 8/24/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016083

DEPARTMENT 281230

Doc Ref #: 112ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 34188 Carrier / service: POST 2PM 8/24/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016090

Doc Ref #: 112ED2012

PHILADELPHIA PA 19106

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York Mellon fka The Bank of New York,
as Trustee for the Holders of CWALT, Inc., Alternative
Loan Trust 2004-J13, Mortgage Pass-Through Certificates,
Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012CV971

2012-ED-112

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Percy M. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
Betty L. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Percy M. Miller	208 Arbutus Park Road Blilomsburg, Pennsylvania 17815
Betty L. Miller	208 Arbutus Park Road Bloomsburg, Pennsylvania 17815

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
Plaintiff herein	

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

Name	Address
Plaintiff herein	
FNB	37 West Main Street Bloomsburg, Pennsylvania 17815

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/Occupants	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
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
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Western District of PA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754
and
U.S. Post Office and Courthouse
700 Grant Street, Suite 400
Pittsburgh, PA 15219

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

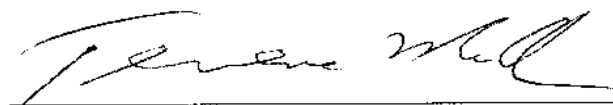
Name

Address

None

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.

August 17, 2012
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at appoinl, the southwest corner of the intersection of Main Street and an unnamed street; THENCE southwardly by said unnamed street, 182 feet to the southern side of an alley; THENCE westwardly, along the southern side of said alley, 35 feet to a point in line of land now or formerly of R. Wayne Williams; THENCE along the eastern line of lot now or formerly of R. Wayne Williams, northwardly 182 feet to a point on the southern side of Main Street; THENCE eastwardly along the southern side of Main Street, 35 feet to a point, the southwest corner of Main Street and an unnamed street, the place of BEGINNING. CONTAINING 6,370 square feet, be the same more or less, upon which is erected a dwelling house and other improvements.

BEING KNOWN AS: 2398 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 313C2-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DAVID A. LAUER, EXECUTOR OF THE ESTATE OF MARGARET READ LAUER, AKA MARGARET R. LAUER, AKA MARGARET LAUER by deed dated July 23, 2004 and recorded July 28, 2004 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200408593, granted and conveyed to Percy M. Miller and Betty L. Miller, husband and wife .

REAL DEBT: \$73,839.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PERCY M. MILLER AND BETTY L. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV971

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 14, 2012
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point, the southwest corner of the intersection of Main Street and an unnamed street; THENCE southwardly by said unnamed street, 182 feet to the southern side of a alley; THENCE westwardly, along the southern side of said alley, 35 feet to a point in line of land now or formerly of R. Wayne Williams; THENCE along the eastern line of lot now or formerly of R. Wayne Williams, northwardly 182 feet to a point on the southern side of Main Street; THENCE eastwardly along the southern side of Main Street, 35 feet to a point, the southwest corner of Main Street and an unnamed street, the place of BEGINNING. CONTAINING 6,370 square feet, be the same more or less, upon which is erected a dwelling house and other improvements.
BEING KNOWN AS: 2398 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#: 313C2-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DAVID A. LAUER, EXECUTOR OF THE ESTATE OF MARGARET READ LAUER, AKA MARGARET R. LAUER, AKA MARGARET LAUER by deed dated July 23, 2004 and recorded July 28, 2004 in the office of the Recorder in and for Columbia County in Deed Book Instrument #200408593, granted and conveyed to Percy M. Miller and Betty L. Miller, husband and wife.

PROPERTY ADDRESS: 2398 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-006

Seized and taken into execution to be sold as the property of PERCY M MILLER, BETTY MILLER in suit of THE BANK OF NEW YORK MELLON.

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 eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 112-12

DATE RECEIVED 8-24-12
DOCKET AND INDEX 8-24-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>69638</u>

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

SALE DATE	<u>Nov 14, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Oct. 10, 2012</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 24</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>Nov. 7, 12</u>	

TERRENCE J. MCCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE
LAURA H.G. O'SULLIVAN
JANET Z. CHARLTON
GAYL C. SPIVAK
JASON E. BROOKS
ANDREW L. MARKOWITZ
MICHAEL T. CANTRELL
JOSEPH P. RIGA
CAROL ROGERS COBB
CATHERINE E. WELKER
REITH R. SPIVAK
DIANA C. THEOLOGOU
MARISA J. COHEN
MARK GOLAR
JO-ANN T. LAMBERT-O'NEILL
MELISSA A. SPOSATO
BRIAN T. LAMANKA
CORRIN M. DEMMENT
ANN E. SWARTZ
PHILIP MAHONY
MATTHEW E. RUSSELL
ERIN M. BRADY
RICHARD O'BRIEN
LAURA T. CURRY
ANTOINETTE N. MOORE
KEVIN T. McQUAIL
ALEXANDRA T. GARCIA
MICHAEL T. ROZEA
JONATHAN ELEFTANT
LAURA L. LATTI
ABBY K. MOYNIHAN
CHRISTINE L. GRAHAM
SHEERA G. ENGRISSED
JOSE O. HASHUN
JONATHAN POLLACK
MAKENNA E. PORCH
RICHARD J. SZCZOR, JR.
HEATHER M. WEINERT
LUCAS M. ANDERSON
DANIEL PANASELLE
WILLIAM D. JENNINGS

See www.mccabewallace.com for listings.

LAW OFFICES
MCCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

August 17, 2012

SUITE 301
216 HADDON AVENUE
WESTMONT, NJ 08018
(856) 858-7080
FAX (856) 858-7020

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 636-0179

SUITE 1101
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX: (855) 425-1979

SUITE 150
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-1520
FAX 855-425-1980

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 vs. Percy M. Miller and Betty L. Miller
Columbia County, Number 2012CV971
Premises: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Please be advised that our office will serve the above referenced defendants by regular and certified mail.. Our firm will serve the Notice of Sales through a process-server and do not need your office to serve on our behalf. **Please post handbill at 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815.**

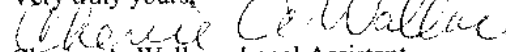
Enclosed please find 2 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter

Percy M. Miller
208 Arbutus Park Road
Billomsburg, Pennsylvania 17815

Betty L. Miller
208 Arbutus Park Road
Bloomsburg, Pennsylvania 17815

Our stamped self-addressed envelope and check for \$1,350.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,


Cherice A. Wallace, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/

Enclosures

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

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Holders of CWALT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage
Pass-Through Certificates, Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 112 Term 2012 E.D.

No. _____ Term _____ A.D.

No. 2012CV971 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following
described property (specifically described property below):

Being Known As: 2398 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$73,839.82

Interest from 08/09/12 to \$ _____

DATE OF SALE _____
plus \$12.10 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 08-23-2012
(SEAL)

Tamara B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Barbara N. Silvestri Deputy

Prothonotary of the Court of Common Pleas
Columbia County, Pennsylvania
My Comm. Exp. Monday in 2016

No. 112 Term 2012 E.D.

No. _____ Term _____ A.D.

No. 2012CV971 Term _____ J.D.

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

The Bank of New York Mellon fka The Bank of New York, as
Trustee for the Holders of CWALT, Inc., Alternative Loan Trust
2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13

v.

Percy M. Miller and Betty L. Miller

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

~~McCabe, Weisberg and Conway, P.C.~~

**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at appoint, the southwest corner of the intersection of Main Street and an unnamed street; THENCE southwardly by said unnamed street, 182 feet to the southern side of an alley; THENCE westwardly, along the southern side of said alley, 35 feet to a point in line of land now or formerly of R. Wayne Williams; THENCE along the eastern line of lot now or formerly of R. Wayne Williams, northwardly 182 feet to a point on the southern side of Main Street; THENCE eastwardly along the southern side of Main Street, 35 feet to a point, the southwest corner of Main Street and an unnamed street, the place of BEGINNING. CONTAINING 6,370 square feet, be the same more or less, upon which is erected a dwelling house and other improvements.

BEING KNOWN AS: 2398 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 313C2-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DAVID A. LAUER, EXECUTOR OF THE ESTATE OF MARGARET READ LAUER, AKA MARGARET R. LAUER, AKA MARGARET LAUER by deed dated July 23, 2004 and recorded July 28, 2004 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200408593, granted and conveyed to Percy M. Miller and Betty L. Miller, husband and wife .

REAL DEBT: \$73,839.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PERCY M. MILLER AND BETTY L. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York Mellon fka The Bank of New York,
as Trustee for the Holders of CWALT, Inc., Alternative
Loan Trust 2004-J13, Mortgage Pass-Through Certificates,
Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012CV971

2012-ED-112

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Percy M. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
Betty L. Miller	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Percy M. Miller	208 Arbutus Park Road Bllomsburg, Pennsylvania 17815
Betty L. Miller	208 Arbutus Park Road Bloomsburg, Pennsylvania 17815

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
Plaintiff herein	

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

Name	Address
Plaintiff herein	
FNB	37 West Main Street Bloomsburg, Pennsylvania 17815

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/Occupants	2398 Old Berwick Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
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
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Western District of PA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754
and
U.S. Post Office and Courthouse
700 Grant Street, Suite 400
Pittsburgh, PA 15219

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

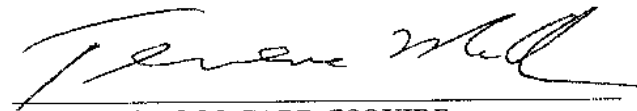
Name

Address

None

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.

August 17, 2012
DATE



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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BEGINNING at appoint, the southwest corner of the intersection of Main Street and an unnamed street; THENCE southwardly by said unnamed street, 182 feet to the southern side of an alley; THENCE westwardly, along the southern side of said alley, 35 feet to a point in line of land now or formerly of R. Wayne Williams; THENCE along the eastern line of lot now or formerly of R. Wayne Williams, northwardly 182 feet to a point on the southern side of Main Street; THENCE eastwardly along the southern side of Main Street, 35 feet to a point, the southwest corner of Main Street and an unnamed street, the place of BEGINNING. CONTAINING 6,370 square feet, be the same more or less, upon which is erected a dwelling house and other improvements.

BEING KNOWN AS: 2398 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 313C2-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DAVID A. LAUER, EXECUTOR OF THE ESTATE OF MARGARET READ LAUER, AKA MARGARET R. LAUER, AKA MARGARET LAUER by deed dated July 23, 2004 and recorded July 28, 2004 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200408593, granted and conveyed to Percy M. Miller and Betty L. Miller, husband and wife .

REAL DEBT: \$73,839.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PERCY M. MILLER AND BETTY L. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCabe**, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Holders of CWAIT, Inc.,
Alternative Loan Trust 2004-J13, Mortgage
Pass-Through Certificates, Series 2004-J13

Plaintiff

v.

Percy M. Miller and Betty L. Miller

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012CV971

2012-ED-112

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

2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

Percy M. Miller
208 Arbutus Park Road
Bloomsburg, Pennsylvania 17815

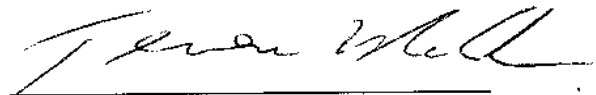
Betty L. Miller
208 Arbutus Park Road
Bloomsburg, Pennsylvania 17815

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.

August 17, 2012

DATE



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
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BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

The Bank of New York Mellon fka The Bank of New York,
as Trustee for the Holders of CWALT, Inc., Alternative
Loan Trust 2004-J13, Mortgage Pass-Through Certificates,
Series 2004-J13

v.

Percy M. Miller and Betty L. Miller

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012CV971

2012-EP-112

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Percy M. Miller
208 Arbutus Park Road
Bllomsborg, Pennsylvania 17815

Betty L. Miller
208 Arbutus Park Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **2398 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$73,839.82 obtained by The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 against you.

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

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

1. The sale will be canceled if you pay to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Holders of CWALT, Inc., Alternative Loan Trust 2004-J13, Mortgage Pass-Through Certificates, Series 2004-J13 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. 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.
3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109
(215) 790-1010

69638

3-50/310

NO.

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

DATE AMOUNT
Aug/22/2012 \$1,350.00

ESCROW TRUST
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County
ORDER OF

Listing Property for Sheriff Sale 234-8773 Miller

"059638" :031000503:2000012430022"