

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/26/2012	Advance Fee	Advance Fee	65725	0.00	2,000.00
03/26/2012	Advertising Sale (Newspaper)			15.00	0.00
03/26/2012	Advertising Sale Bills & Copies			17.50	0.00
03/26/2012	Crying Sale			10.00	0.00
03/26/2012	Docketing			15.00	0.00
03/26/2012	Levy			15.00	0.00
03/26/2012	Mailing Costs			78.00	0.00
03/26/2012	Posting Handbill			15.00	0.00
03/26/2012	Sheriff Automation Fund			50.00	0.00
03/26/2012	Web Posting			100.00	0.00
05/02/2012	Service			285.00	0.00
05/02/2012	Service Mileage			40.00	0.00
05/02/2012	Notary Fee			15.00	0.00
05/02/2012	Tax Claim Search			5.00	0.00
05/02/2012	Copies			9.50	0.00
05/02/2012	Surcharge			200.00	0.00
05/02/2012	Refund		5681	1,130.00	0.00
				2,000.00	2,000.00
				TOTAL BALANCE: 0.00	

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

TERRENCE J. MCCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARITA GAIRO
LINA I. WALLACE
DEBORAH K. CURRAN
LAURA H. G. O'SULLIVAN
JANET Z. CHARLTON
GAY L. C. SPYAK
JASON B. BROOKS
ANDREW L. MARKOWITZ
JEREMY R. SPIVAK
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SAMANTHA A. CLIFFORD
ROXANNE ARENA
DANA C. THEODORE
MARISA J. COLEIN
MARK GOLOS
JO-ANN T. LAMBERSI-ONNELL
MELISSA A. SPASATO
BRIAN T. LAMANKA
CORRIN M. DIBENT
PHILLIP MAHONY
MATTHEW E. RUSSELL
ERIN M. BRADY
MICHAEL J. FIRMAN
RICHARD G. ROZIN
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ANTONETTE N. MOORE
BENJAMIN P. SMITH
KEVIN T. McQUAIL
ALEXANDRA T. GARCIA
JONATHAN TELEFANT
LAURA L. LACTA
ABBY K. MOYNILAN
CHRISTINE L. GRAHAM
SHERRA G. ENGRISSE
PETER DINSMORE
JOSE O. HASBUN
JONATHAN POLLACK
MARINNA E. BOZIC

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

April 17, 2012

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08066
(856) 656-7180
FAX (856) 656-7020

SUITE 409
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 690-3361
FAX (301) 690-1568
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 100
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 408-3520
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 Certificateholders of
CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5,
Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. vs. Robert F. Conner,
II. and Angela L. Conner
Columbia; C.C.P; No. 2012-CV-149
Premises: 487 Main Street, Benton, Pennsylvania 17814

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 6, 2012 Sheriff's Sale**. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. No monies have been received.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, 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



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

05/01/2012 10:20 AM - DEPUTY JEFFREY PRICE, 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 487 MAIN STREET, BENTON, PA 17614.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

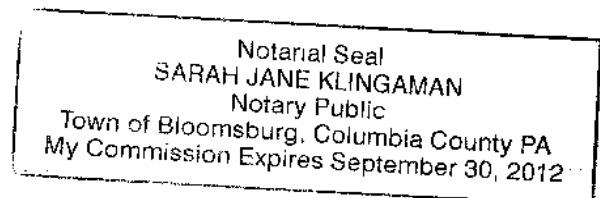

TIMOTHY T. CHAMBERLAIN, SHERIFF

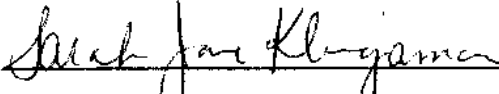
May 01, 2012

NOTARY

Affirmed and subscribed to before me this

1ST day of MAY, 2012





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

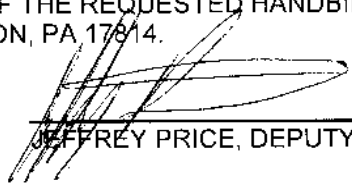


THE BANK OF NEW YORK MELLON
vs.
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SHERIFF'S RETURN OF SERVICE

05/01/2012 10:20 AM - DEPUTY JEFFREY PRICE, 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 487 MAIN STREET, BENTON, PA 17814.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

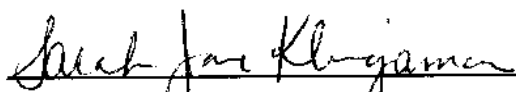
May 01, 2012

NOTARY

Affirmed and subscribed to before me this

1ST day of MAY, 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

By CountySlate.Com, eScribble, Inc.

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Lana	From: Sheriff Timothy T. Chamberlain
Fax:	Pages: 6
Phone:	Date: May 1, 2012
Re: Conner	CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

855-428-1081

Attn. Lana

215-790-1274
10/0
FAX



Patrick T. O'Connell, Esquire**

LAW OFFICE OF PATRICK T. O'CONNELL
14 West Main Street
Bloomsburg, Pennsylvania 17815
Ph 570.380.1280
Fax 570.380.1282
Email pat@oconnell-law.com

April 16, 2012

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: The Bank of New York Mellon v. Robert F. Conner, II and Angela L. Conner
Columbia County Docket No. 2012-CV-149
Execution Docket No. 39E.D. 2012

Our File: 17815-290

Dear Sheriff Chamberlain:

I represent Defendants in a Mortgage Foreclosure Action docketed in Columbia County at No. 2012-CV-149. For your information, Plaintiff bank took a default judgment against Defendants in the Mortgage Foreclosure Action. Thereafter, a Writ of Execution was filed and the matter is scheduled for Sheriff's Sale on June 6, 2012 at 9:00 AM. Enclosed for your ready reference is a copy of the Notice of Sheriff's Sale.

After I was retained by Defendants, I filed a Petition to open the Default Judgment. Judge Norton entered an Order scheduling a hearing on this Petition for Wednesday, May 16, 2012 at 10:00 AM. Judge Norton's Order, at item 3, indicates as follows: "This action is hereby stayed until this Petition is decided and the property at issue may not be listed for Sheriff's Sale until this Petition is decided." (A copy of the Order is enclosed for your ready reference.) In light of Judge Norton's Order issued April 11, 2012, I respectfully request that the Columbia County Sheriff cancel the Sheriff's Sale scheduled for June 6, 2012.


You are welcome to give me a call should you have any questions.

**** CERTIFIED CIVIL TRIAL ADVOCATE BY NATIONAL BOARD OF TRIAL ADVOCACY**
A PENNSYLVANIA SUPREME COURT ACCREDITED AGENCY



April 16, 2012

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick T. O'Connell". The signature is fluid and cursive, with the first name "Patrick" being more prominent.

Patrick T. O'Connell, Esquire

PTO/hdh
4/16/2012

Enclosures

cc: Robert Conner w/encl.
Terrance McCabe, Esquire via fax

BY: **TERRENCE J. McCAFF** 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

A neys 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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

v.

Robert F. Conner, II. and Angela L. Conner

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-149

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Robert F. Conner, II.
487 Main Street
Benton, Pennsylvania 17814

Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

Your house (real estate) at **487 Main Street, Benton, Pennsylvania 17814** is scheduled to be sold at Sheriff's Sale on **June 6, 2012 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$81,101.54 obtained by The Bank of New York Mellon fka the Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. 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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. 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.)

THE LAW OFFICE OF PATRICK T. O'CONNELL
PATRICK T. O'CONNELL, ESQUIRE
I.D. # 76539
14 WEST MAIN STREET
BLOOMSBURG, PA 17815
(570) 380-1280

The Bank of New York Mellon fka the Bank of
New York as Trustee for the Certificateholders
of CWALT, Inc., Alternative Loan Trust 2004-
J5, Mortgage Pass-Through Certificates,
Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of
America, N.A.

Plaintiff

vs.

Robert F. Conner, II
Angela Conner

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 2012-CV-149

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2012 APR 11 P 3:03

FILED
PROTHONOTARY

ORDER

AND NOW, this 11th day of April, 2012, upon

consideration of the foregoing Petition to Open Default Judgment, it is hereby Ordered
that:

(1) A Rule is issued upon Plaintiff to show cause why the Defendants are not
entitled to have the Default Judgment entered against them opened;

~~(2) The Plaintiff shall file an Answer to the Petition within _____ days of this~~
~~date;~~

~~(3) The Petition shall be decided under Pa. R.C.P. No. 206.7~~

^{hearing}
~~2~~ (4) A pre-disposition conference shall be held on Wednesday May 16,
2012, at 10:00 A m., in the undersigned Judge's Chambers of the
Columbia County Courthouse, Bloomsburg, Pennsylvania;

3 (5) This action is hereby stayed until this Petition is decided and the property at issue may not be listed for Sheriff's sale until this petition is decided; and

4 (8) Notice of the Entry of this Order shall be provided to Plaintiff by the Defendant.

BY THE COURT

/s/ Gary E. Norton J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

04/30/2012 02:45 PM - DEPUTY CHARLES CARROLL, 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 THE DEFENDANT, TO WIT: ROBERT F CONNER AT 911 N. MARKET STREET, BERWICK, PA 18603.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 01, 2012

NOTARY

Affirmed and subscribed to before me this

1ST day of MAY, 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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 487 MAIN STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date:

1 May 12

Time:

1030

Deputy:

6

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)

2012CV149

487 MAIN STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	ROBERT F CONNER
Primary Address:	487 MAIN STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	METROCAST CABLE 911 N. MARKET ST. BERWICK, PA

Final Service:

Served:	Personally Adult In Charge Posted Other
Adult In Charge:	ROBERT F. CONNER
Relation:	DEF.
Date:	4/30/12
Time:	1445
Deputy:	59 SERVED AT P.O.E.
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	3-27-12	04/04/12	4-5-12	4-9-12	4/11/12	4/25/12
Time:	1110	1425	1415	0920	1345	1515
Mileage:						
Deputy:	222	2	1	59 & 11	59	59

Service Attempt Notes:

1. L.C.
2. L.C.
3. L.C.
4. L/C
5. L/C
6. NA/LC NEIGHBOR ASSES DEF. WORKS FOR METROCAST CABLE IN BERWICK
WIFE WORKS AT FIRST COLUMBIA BANK BLOOM
METROCAST CABLE 911 N. MARKET, BERWICK-812-5642

CONNER, ROBERT F

2012CV149

487 MAIN STREET, BENTON, PA 17814

NO EXPIRATION

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

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

April 4, 2012

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08080
(856) 858-3080
FAX (856) 858-3020

SUITE 499
145 HUGGENY STREET
NEW ROCHELLE, NY 10801
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JONATHAN POLLACK
MAKENNA E. PORCH
RICHARD I. SZOZOR JR.
HEATHER M. WENZNER
LUCAS M. ANDERSON
THEODORE J. MORALLE
WILLIAM D. JENNINGS

See www.mccabeweisbergconway.com for full listing.

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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. vs. Robert F. Conner, II. and Angela L. Conner
Columbia County, No. 2012-CV-149
Premises: 487 Main Street, Benton, Pennsylvania 17814

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 June 6, 2012.

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

Sincerely,

Megan Paolucci, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/mcp
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
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

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 Certificateholders
of CWALT, Inc., Alternative Loan Trust
2004-J5, Mortgage Pass-Through Certificates,
Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of
America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-149

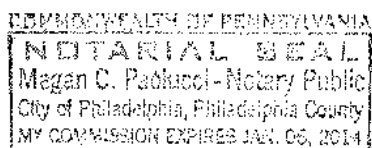
AFFIDAVIT OF SERVICE
OF
AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 4th day of April,
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 5th DAY
OF April, 2012

Megan C. Paducci
NOTARY PUBLIC



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

By: [Signature]
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-149

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 487 Main Street, Benton, Pennsylvania 17814, 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
Robert F. Conner II	487 Main Street Benton, Pennsylvania 17814
Angela L. Conner	487 Main Street Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Robert F. Conner, II.	48 Main Street Benton, Pennsylvania 17814
Angela L. Conner	487 Main Street Benton, Pennsylvania 17814

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

The Benton Municipal Water and Sewer Authority County of Columbia, Pennsylvania	3rd Street Benton, Pennsylvania 17814
---------------------------------------------------------------------------------------	------------------------------------------

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

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

Plaintiff herein

MERS	PO Box 2026 Flint, Michigan 48501-2026
------	-------------------------------------------

Decision One Mortgage Company, LLC	6060 J.A. Jones Drive Suite 1000 Charlotte, North Carolina 28287
---------------------------------------	------------------------------------------------------------------------

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

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

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

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	487 Main Street Benton, Pennsylvania 17814
-------------------	-----------------------------------------------

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

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
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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:

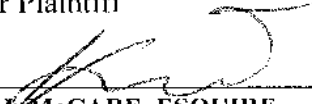
Name

Address

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.

April 4, 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
MARISA J. COHEN, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, 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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-149

DATE: April 4, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Robert F. Conner, II. and Angela L. Conner

PROPERTY: 487 Main Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **June 6, 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.

Affix Stamp Here
(if issued as a
certificate of mailing)

- Check type of mail or service:
- ☐ Certified
 - ☐ Registered
 - ☐ Delivery Confirmation
 - ☐ Express Mail
 - ☐ Insured
 - ☐ Recorded Delivery (International)
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: M. Paolucci-60490



Line	Article Number		Postage
1	The Bank of New York Mellon fka the Bank of New York et al v. Conner- 60490	The Benton Municipal Water and Sewer Authority County of Columbia, Pennsylvania 3rd Street Benton, Pennsylvania 17814	
2		MERS PO Box 2026 Flint, Michigan 48501-2026	
3		Decision One Mortgage Company, LLC 6060 J.A. Jones Drive Suite 1000 Charlotte, North Carolina 28287	
4		Tenants/Occupants 487 Main Street Benton, Pennsylvania 17814	
5		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	
6		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107	
7		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	
8		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	

[illegible]

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

REAL ESTATE TAX CERTIFICATION

Date: 04/03/2012

Fee: \$5.00

Cert. NO: 11699

CONNER ROBERT F & ANGELA L II
P O BOX 704
BENTON PA 17814

District: BENTON BORO
Deed: 20010 -3714
Location: 487 MAIN ST
Parcel Id:02 -01 -097-00,000

Assessment: 27,433
Balances as of 04/03/2012

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

By: Columbia County Sheriff Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	Carolyn S. Remley		
Primary Address:	PO Box 270 Benton, PA 17814		
Phone:	570-925-2432	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<u>Personally</u> - Adult In Charge - Posted - Other		
Adult In Charge:	Carolyn Remley		
Relation:	def		
Date:	03/27/12	Time:	11:00
Deputy:	# 7	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. _____

REMLEY, CAROLYN S.

2012CV149

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: BENTON MUNICIPAL WATER & SEWER

Primary Address: 3RD STREET

BENTON, PA 17814

Phone: DOB:

Alternate Address: 150 COLLEY STREET
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kay Yankovich

Relation:

Date:

03/27/12

Time:

10:55

Deputy:

#7

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. _____

BENTON MUNICIPAL

2012CV149

3RD STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	KAREN Reichenbach
Relation:	CSR
Date:	3-26-12
Time:	1410
Deputy:	6
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

2012CV149

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
ROBERT F CONNER (et al.)

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	HEATHER HYATT
Relation:	Receptionist
Date:	3-26-12 Time: 1430
Deputy:	6 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

2012CV149

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815

Prothonotary

To: Robert F. Conner, II.
48 Main Street
Benton, Pennsylvania 17814

The Bank of New York Mellon (aka the Bank of New York as
Trustee for the Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2012-CV-149

NOTICE

Pursuant to Rule 236, you are hereby notified that a JUDGMENT has been entered in the above proceeding as
indicated below.

Prothonotary

- ☒ Judgment by Default
☐ Money Judgment
☐ Judgment in Replevin
☐ Judgment for Possession

If you have any questions concerning this Judgment, please call McCabe, Weisberg and Conway,

P.C. at (215) 790-1010.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815

Prothonotary

To: Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

The Bank of New York Mellon fka the Bank of New York as
Trustee for the Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2012-CV-149

NOTICE

Pursuant to Rule 236, you are hereby notified that a JUDGMENT has been entered in the above proceeding as
indicated below.

Prothonotary

- ☒ Judgment by Default
☐ Money Judgment
☐ Judgment in Replevin
☐ Judgment for Possession

If you have any questions concerning this Judgment, please call McCabe, Weisberg and Conway,

P.C. at (215) 790-1010.

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 Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of America, N.A.
Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-149

ASSESSMENT OF DAMAGES AND ENTRY OF JUDGMENT

TO THE PROTHONOTARY:

Kindly enter judgment by default in favor of Plaintiff and against Defendants in the above-captioned matter for failure
to answer Complaint as required by Pennsylvania Rules of Civil Procedure and assess damages as follows:

Principal	\$ 79,989.86
Interest from 12/16/11 to 03/20/12	\$ 1,111.68
Total	\$ 81,101.54

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

AND NOW, this ____ day of _____, 2012, Judgment is entered in favor of Plaintiff, The Bank
of New York Mellon fka the Bank of New York as Trustee for the Certificateholders of CWALT, Inc.. Alternative
Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates,
Series 2004-J5 c/o Bank of America, N.A., and against Defendants, Robert F. Conner, II. and Angela L. Conner, and
damages are assessed in the amount of \$81,101.54, plus interest and costs.

BY THE PROTHONOTARY:

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
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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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-149

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

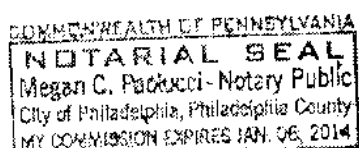
The undersigned, being duly sworn according to law, deposes and says that the Defendants, Robert F. Conner, II. and Angela L. Conner, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Robert F. Conner, II. and Angela L. Conner, are over eighteen (18) years of age, and reside as follows:

Robert F. Conner, II.
48 Main Street
Benton, Pennsylvania 17814

Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF March, 2012

Megan C. Paducci
NOTARY PUBLIC



[Signature]
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

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
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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 Certificateholders of CWAULT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-149

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

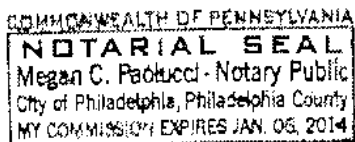
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known mailing addresses of the Defendants are:

Robert F. Conner, II
48 Main Street
Benton, Pennsylvania 17814

Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED
BEFORE ME THIS 30th DAY
OF March, 2012

Megan C. Paolucci
NOTARY PUBLIC



[Signature]
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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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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

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Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

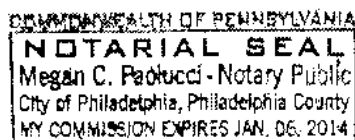
Number 2012-CV-149

CERTIFICATION

The undersigned hereby certifies that he is the attorney for Plaintiff, being duly sworn according to law, deposes and says that he deposited in the United States Mail a letter notifying the Defendants that judgment would be entered against them within ten (10) days from the date of said letter in accordance with Rule 237.5 of the Pennsylvania Rules of Civil Procedure. A copy of said letter is attached hereto and marked as Exhibit "A".

SWORN AND SUBSCRIBED
BEFORE ME THIS 2nd DAY
OF March, 2012


Megan C. Paolucci
NOTARY PUBLIC



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

VERIFICATION

The undersigned attorney hereby certifies that he/she is the Attorney for the Plaintiff in the within action, and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 P.A.C.S. §4904 relating to unsworn falsification to authorities.



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

10
60490

**OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS**

Columbia County Courthouse, Bloomsburg, Pennsylvania 17815

**Tami B. Kline
Prothonotary**

February 29, 2012

To: Robert F. Conner, II,
487 Main Street
Benton, Pennsylvania 17814

The Bank of New York Mellon fka the Bank of New York as Trustee
for the Certificateholders of CWAIT, Inc., Alternative Loan Trust
2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5,
Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of
America, N.A.

Columbia County
Court of Common Pleas

Number 2012-CV-149

vs.

Robert F. Conner, II.
Angela L. Conner

NOTICE, RULE 237.5

**NOTICE OF PRAECIPE TO ENTER JUDGMENT BY DEFAULT
IMPORTANT NOTICE**

NOTIFICACION IMPORTANTE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A
WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN
WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE
CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10)
DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY
OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT
HIRING A LAWYER.

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

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

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER
PRESENTADO UNA COMPARECENCIA ESCRITA, YA SEA
PERSONALMENTE O POR ABOGADO Y POR NO HABER RADICADO POR
ESCRITO CON ESTE TRIBUNAL SUS DEFENSAS U OBJECIONES A LOS
RECLAMOS FORMULADOS EN CONTRA SUYO. AL NO TOMAR LA
ACCION DEBIDA DENTRO DE DIEZ (10) DIAS DE LA FECHA DE ESTA
NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE
COMPARECER USTED EN CORTE U OIR PRELBA ALGUNA, DICTAR
SENTENCIA EN SU CONTRA Y USTED PODRIA PERDER BIENES U OTROS
DERECHOS IMPORTANTES.

USTED LE DEBE TOMAR ESTE PAPEL A SU ABOGADO
INMEDIATAMENTE. SI USTED NO TIENE A UN ABOGADO, VA A O
TELEFONEA LA OFICINA EXPUESTO ABAJO. ESTA OFICINA LO PUEDE
PROPORCIONAR CON INFORMACION ACERCA DE EMPLEAR A UN
ABOGADO.

SI USTED NO PUEDE PROPORCIONAR PARA EMPLEAR UN ABOGADO,
ESTA OFICINA PUEDE SER CAPAZ DE PROPORCIONARLO CON
INFORMACION ACERCA DE LAS AGENCIAS QUE PUEDEN OFRECER LOS
SERVICIOS LEGALES A PERSONAS ELEGIBLES EN UN HONORARIO
REDUCIDO NI NINGUN HONORARIO.

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

BY: 

Attorneys for Plaintiff

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MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

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OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia County Courthouse, Bloomsburg, Pennsylvania 17815

Tami B. Kline
Prothonotary

February 29, 2012

To: Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

The Bank of New York Mellon fka the Bank of New York as Trustee
for the Certificateholders of CWALT, Inc., Alternative Loan Trust
2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5,
Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of
America, N.A.

vs.

Robert F. Conner, II.
Angela L. Conner

Columbia County
Court of Common Pleas

Number 2012-CV-149

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PROPORCIONAR CON INFORMACION ACERCA DE EMPLEAR A UN
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SI USTED NO PUEDE PROPORCIONAR PARA EMPLEAR UN ABOGADO,
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REDUCIDO NI NINGUN HONORARIO.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
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BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

CHRISTINE L. GRAHAM, ESQUIRE

mb

Department of Defense Manpower Data Center

Mar-20-2012 06:31:02



Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
CONNER	ANGELA L	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:2DTHOH3BF6

Department of Defense Manpower Data Center

Mar-20-2012 06:32:00



Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
CONNER II	ROBERT F	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
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WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:N5ACPJ7JAM

Document Receipt

Trans # 18730 Carrier / service: POST 2PM 3/26/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000013358

Doc Ref #: 39ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 18729 Carrier / service: POST 2PM 3/26/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000013341

DEPARTMENT 281230

Doc Ref #: 39ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 18728 Carrier / service: POST 2PM 3/26/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000013334

Doc Ref #: 39ED2012

Document Receipt

Trans # 18727 Carrier / service: POST 2PM 3/26/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000013327

Doc Ref #: 39ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 18726 Carrier / service: POST 2PM 3/26/2012

Ship to: 18726

UNITES STATES OF AMERICA

950 PENNSYLVANIA AVE NEW

Tracking #: 9171924291001000013310

Doc Ref #: 39ED2012

WASHINGTON DC 20530

Document Receipt

Trans # 18725 Carrier / service: POST 2PM 3/26/2012

Ship to: 18725

UNITES STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000013303

Doc Ref #: 39ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 18724 Carrier / service: POST 2PM 3/26/2012

Ship to: 18724

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT
235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000013297

Doc Ref #: 39ED2012

SCRANTON PA 18503

Document Receipt

Trans # 18723 Carrier / service: POST 2PM 3/26/2012

Ship to: 18723

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000013280

Doc Ref #: 39ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 18722 Carrier / service: POST 2PM 3/26/2012

Ship to: 18722

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000013273

Doc Ref #: 39ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 18721 Carrier / service: POST 2PM 3/26/2012

Ship to: 18721

COMMONWEALT OF PA

110 NORTH 8TH STREET

Tracking #: 9171924291001000013266

Doc Ref #: 39ED2012

PHILADELPHIA PA 19107

Document Receipt

Trans # 18720 Carrier / service: POST 2PM 3/26/2012

Ship to: 18720

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000013259

Doc Ref #: 39ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 18719 Carrier / service: POST 2PM 3/26/2012

Ship to: 18719

DECISION ONE MORTGAGE CO.

6060 JA JONES DRIVE

Tracking #: 9171924291001000013242

Doc Ref #: 39ED2012

CHARLOTTE NC 28287

Document Receipt

Trans # 18717 Carrier / service: POST 2PM 3/26/2012

Ship to: 18717

MERS

PO BOX 2026

Tracking #: 9171924291001000013235

Doc Ref #: 39ED2012

FLINT MI 48501

REAL ESTATE OUTLINE

ED # 39-12

DATE RECEIVED 3-23-12
DOCKET AND INDEX 3-26-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>65725</u>

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

SALE DATE	<u>June 6, 2012</u>	TIME <u>0900</u>
POSTING DATE	<u>May 2, 2012</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 12.</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV149

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, JUNE 06, 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 or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on Main Street (formerly called Second Street), a corner of land now or formerly of William B. Fritz, et ux, and being Fifty (50) feet distant in a course 29 degrees 44 minutes West from the intersection of Main and North Streets; THENCE from the beginning point South 29 degrees 44 minutes West along said Main Street, Forty-nine and Five tenths (49.5) feet to an iron pin corner of land now or formerly of the Estate of Winfield Marcy; THENCE South 58 degrees East along land now or formerly of the Estate of Winfield Marcy, Two Hundred Seventeen and Five-tenths (217.5) feet to an iron pin corner on an alley (called McHenry's alley); THENCE North 29 degrees 44 minutes East along said alley Forty-six (46) feet to an iron pin corner of land now or formerly of said Fritz; THENCE North 56 degrees 57 minutes West along land now or formerly of said Fritz, Two Hundred Seventeen (217) feet to the place of BEGINNING.

BEING KNOWN AS: 487 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-097-00

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH GLEN R. BAKER AND ANNA BAKER, HUSBAND AND WIFE by deed dated March 29, 2001 and recorded April 30, 2001 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200103714, granted and conveyed to Robert F. Conner, II. and Angela L. Conner.

PROPERTY ADDRESS: 487 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-097

Seized and taken into execution to be sold as the property of ROBERT F CONNER, ANGELA L CONNER 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

**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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

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

No. 39 Term 2012 E.D.

No. _____ Term _____ A.D.

No. 2012-CV-149 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: 487 Main Street, Benton, Pennsylvania 17814

Amount Due	\$81,101.54
Interest from 03/21/12 to	\$ _____
DATE OF SALE _____	
plus \$13.30 per diem thereafter	
(Costs to be added)	
Total	\$ _____

Dated: 3-23-12
(SEAL)

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

By: Kelly P. Brewer Deputy

No. 39 Term 2012 E.D.

J. _____ Term _____ A.D.

No. 2012-CV-149 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 Certificateholders of CWALT, Inc., Alternative Loan Trust
2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5,
Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of
America, N.A.

v.

Robert F. Conner, II. and Angela L. Conner

**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 or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on Main Street (formerly called Second Street), a corner of land now or formerly of William B. Fritz, et ux, and being Fifty (50) feet distant in a course 29 degrees 44 minutes West from the intersection of Main and North Streets;

THENCE from the beginning point South 29 degrees 44 minutes West along said Main Street, Forty-nine and Five-tenths (49.5) feet to an iron pin corner of land now or formerly of the Estate of J. Winfield Marcy;

THENCE South 58 degrees East along land now or formerly of the Estate of J. Winfield Marcy, Two Hundred Seventeen and Five-tenths (217.5) feet to an iron pin corner on an alley (called McHenry's alley);

THENCE North 29 degrees 44 minutes East along said alley Forty-six (46) feet to an iron pin corner of land now or formerly of said Fritz;

THENCE North 56 degrees 57 minutes West along land now or formerly of said Fritz, Two Hundred Seventeen (217) feet to the place of BEGINNING.

BEING KNOWN AS: 487 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-097-00

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH GLEN R. BAKER AND ANNA BAKER, HUSBAND AND WIFE by deed dated March 29, 2001 and recorded April 30, 2001 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200103714, granted and conveyed to Robert F. Conner, II. and Angela L. Conner.

REAL DEBT: \$81,101.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT F. CONNER, II. AND ANGELA L. CONNER

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
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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 Certificateholders of CWALT,
Inc., Alternative Loan Trust 2004-J5, Mortgage
Pass-Through Certificates, Series 2004-J5, Mortgage
Pass-Through Certificates, Series 2004-J5 c/o Bank of
America, N.A.

Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-149

2012-ED-39

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: 487 Main Street, Benton, Pennsylvania 17814, 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
Robert F. Conner II	487 Main Street Benton, Pennsylvania 17814
Angela L. Conner	487 Main Street Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Robert F. Conner, II.	48 Main Street Benton, Pennsylvania 17814
Angela L. Conner	487 Main Street Benton, Pennsylvania 17814

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

The Benton Municipal Water and Sewer Authority County of Columbia, Pennsylvania	3rd Street Benton, Pennsylvania 17814
---------------------------------------------------------------------------------------	------------------------------------------

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

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

Plaintiff herein

MERS	PO Box 2026 Flint, Michigan 48501-2026
------	-------------------------------------------

Decision One Mortgage Company, LLC	6060 J.A. Jones Drive Suite 1000 Charlotte, North Carolina 28287
---------------------------------------	------------------------------------------------------------------------

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	487 Main Street Benton, Pennsylvania 17814
-------------------	-----------------------------------------------

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

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
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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:

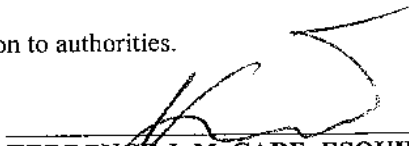
Name

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.

March 20, 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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Philadelphia, PA 19109

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 MARC S. WEISBERG
 EDWARD D. CONWAY
 MARGARET GAIRO
 LISA L. WALLACE
 DEBORAH K. CURRAN
 LAURATTIG O'SULLIVAN
 JANET Z. CHARLTON
 GAYL C. SPIVAK
 JASON L. BROOKS
 ANDREW L. MARKOWITZ
 ILIQU K. SPIVAK
 CATHERINE E. WEIKER
 SAMANTHA A. CLIFFORD
 ROXANNE ARENA
 DIANA C. THEOLOGOU
 MARISA J. COHEN
 MARK GOLAU
 JO-ANN T. LAMBERT-O'NEILL
 MELISSA A. SPOSITO
 BRIAN J. LAMMANA
 CORRIN M. DEMENT
 PHILIP MAHONY
 MATTHEW E. RUSSELL
 ERIN M. BRADY
 MICHAEL T. EHRMAN
 RICHARD O'BRIEN
 LAURA T. CURRY
 ANTOINETTE N. MOORE
 BENJAMIN P. SMITH
 KEVIN T. McQUAIL
 ALEXANDRA T. GARCIA
 JONATHAN DEFANT
 LAURA L. LATTA
 ABBY K. MOYNIHAN
 CHRISTINE L. GRAHAM
 SHEERA G. ENGRISSEI
 PETER DINSMORE
 JOSE O. HASBUN
 JONATHAN POLLACK
 MAKIENNA E. PORCH
 RICHARD J. SZTOR, JR.
 HEATHER M. WEINERT
 LUCAS M. ANDERSON
 THEODORE J. MORALLI
 WILLIAM D. JENNINGS

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

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

SUITE 705
 216 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7880
 FAX (856) 858-7020

SUITE 400
 145 HUGENOT STREET
 NEW ROCHELLE, NY 10860
 (914) 436-8980
 GENERAL FAX (914) 636-4901

SUITE 400
 512 MARSHALL AVENUE
 LAUREL, MD 20707
 (301) 190-5361
 FAX (301) 488-1508
 Also servicing the District of Columbia

SUITE 202
 4021 UNIVERSITY DRIVE
 FAIRFAX, VA 22091
 (800) 856-4079

SUITE 100
 60 RUXTON FARMS ROAD
 STAMFORD, CT 06905
 (203) 992-8200
 FAX (855) 125-1879

SUITE 150
 DELAWARE CORPORATE CENTER I
 ONE RIGHTER PARKWAY
 WILMINGTON, DELAWARE 19803
 (609) 499-5520
 FAX 855-125-1880

See Website at www.mccabeweisbergandconway.com

March 20, 2012

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 Certificateholders of CWALT, Inc.,
 Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through
 Certificates, Series 2004-J5 c/o Bank of America, N.A. vs. Robert F. Conner, II. and Angela L. Conner
 Columbia County, Number 2012-CV-149
 Premises: 487 Main Street, Benton, Pennsylvania 17814

Dear Sir or Madam:

Enclosed please find 4 copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the
 above matter. I would appreciate your serving the Notice upon the Defendants as follows:

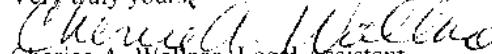
Robert F. Conner, II.
 48 Main Street
 Benton, Pennsylvania 17814

Angela L. Conner
 487 Main Street
 Benton, Pennsylvania 17814

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please post
 the 487 Main Street, Benton, Pennsylvania 17814.

Please deputize the Columbia County Sheriff to serve the above referenced defendants, serviceform. Our stamped self-
 addressed envelope and check for \$2,000.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,


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

/

Enclosures

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
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Attorneys for Plaintiff

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

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Certificates, Series 2004-J5, Mortgage Pass-Through
Certificates, Series 2004-J5 c/o Bank of America, N.A.
Plaintiff

v.

Robert F. Conner, II. and Angela L. Conner
Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-149

2012-ED-39

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:
487 Main Street, Benton, Pennsylvania 17814
(more fully described as attached)

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

Robert F. Conner, II.
48 Main Street
Benton, Pennsylvania 17814

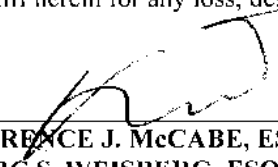
Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

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.

March 20, 2012

DATE


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EDWARD D. CONWAY, ESQUIRE
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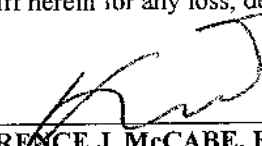
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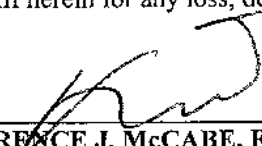
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TAX I.D. #: 02-01-097-00

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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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A.

v.

Robert F. Conner, II. and Angela L. Conner

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-149

2012-ED-39

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Robert F. Conner, II.
48 Main Street
Benton, Pennsylvania 17814

Angela L. Conner
487 Main Street
Benton, Pennsylvania 17814

Your house (real estate) at **487 Main Street, Benton, Pennsylvania 17814** 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 \$81,101.54 obtained by The Bank of New York Mellon fka the Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. 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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. 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

LEGAL DESCRIPTION

ALL THAT certain piece or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on Main Street (formerly called Second Street), a corner of land now or formerly of William B. Fritz, et ux, and being Fifty (50) feet distant in a course 29 degrees 44 minutes West from the intersection of Main and North Streets;

THENCE from the beginning point South 29 degrees 44 minutes West along said Main Street, Forty-nine and Five-tenths (49.5) feet to an iron pin corner of land now or formerly of the Estate of J. Winfield Marcy;

THENCE South 58 degrees East along land now or formerly of the Estate of J. Winfield Marcy, Two Hundred Seventeen and Five-tenths (217.5) feet to an iron pin corner on an alley (called McHenry's alley);

THENCE North 29 degrees 44 minutes East along said alley Forty-six (46) feet to an iron pin corner of land now or formerly of said Fritz;

THENCE North 56 degrees 57 minutes West along land now or formerly of said Fritz, Two Hundred Seventeen (217) feet to the place of BEGINNING.

BEING KNOWN AS: 487 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-097-00

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH GLEN R. BAKER AND ANNA BAKER, HUSBAND AND WIFE by deed dated March 29, 2001 and recorded April 30, 2001 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200103714, granted and conveyed to Robert F. Conner, II. and Angela L. Conner.

REAL DEBT: \$81,101.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROBERT F. CONNER, II. AND ANGELA L. CONNER

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

65725

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: Two Thousand

***** 00/100



Security Features included.

AMOUNT

DATE
Mar/22/2012 \$2,000.00

Theresa D. Weisberg
ESCELDW TRUST
VOID AFTER 90 DAYS

MP

ORDER

OF

Listing Property for Sheriff Sale 234-7009 Conner

THIS WATERMARK PAPER, HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈065725⑈ ⑈031000503⑈ 2000012430022⑈