COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of New Yok Mellin vs	Robest & Ange	la Conner
NO. 127-2014 ED	_	
DATE/TIME OF SALE:DECEMBER 17	7, 2014 @ 9:00A M	
BID PRICE (INCLUDES COST)	s 2123,0/	
POUNDAGE – 2% OF BID	s_42,46	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	_
TOTAL AMOUNT NEEDED TO PURCH.	ASE	\$ 2165,47
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	plase	Seck.
TOTAL DUE:		s_ 2165,47
LESS DEPOSIT:		\$ 1350,60
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	DAYS	s 815,47

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

THE BANK OF NEW YORK MELLON

VS.

Defendant

ROBERT F CONNER ANGELA L CONNER

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC

123 S. BROAD STREET

SUITE 2080

PHILADELPHIA, PA 19109

Sheriff's Sale Date:

Wednesday, December 17, 201

Writ of Execution No.: 2012CV149

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 487 MAIN STREET, BENTON, PA 17814

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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,134.51
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		\$240.00
Service Mileage		\$40.00
Distribution Form		\$25.00
Copies		\$8.00
Notary Fee	·	\$15.00
Tax Claim Search		\$5.00
Surcharge		\$170.00
	Total Sheriff Costs	\$2,056.01
Distribution Costs		
Б		\$67.00

Recording Fees \$67.00 \$67.00 **Total Distribution Costs**

Grand Total:

\$2,123.01

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

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

SUTTE 210 145 HUGUENOT STREET NEW ROCHELLE, NY 10801 (914)-636-8900 FAX (914) 636-8901

> \$UTE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

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

January 20, 2015

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

SUTTE 203 722 F. MARKET STREET LIEESBURG, VA 20176 (571) 449 9350 PAX: (855) 845-2585

SUITE 2506 I HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX (855) 845-2584

Timothy T. Chamberlain Sheriff of Columbia 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 c/o Bank of America, N.A. vs. Robert F. Conner, II. and Angela L. Conner

Columbia County, Court of Common Pleas, No. 2012-CV-149

Action in Mortgage Foreclosure

Premises: 487 Main Street, Benton, Pennsylvania 17814

Date of Sheriff's Sale: December 17, 2014

Dear Sheriff:

Enclosed please find check in the amount of \$815.47 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 Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A., 4708 Mercantile Dr., Fort Worth, TX 76137 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,

Jillian Arend, Legal Assistant

Alberra wurd

/jra

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		
State Tax Paid		
Book Number		
Page Number		
Date Recorded		

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

A. CORE	RESPONDENT - All inquires	may be	e directed to the	e following person:			
Name							hone Number
Mailing Add	Weisberg and Conway, P.C.			City		215-79 State	90-1010 ZIP Code
	oad Street, Suite 1400			City Philadelphia		PA	19109
	SFER DATA			•		:	
Date of Acc	ceptance of Document / /						
Grantor(s)/Lessor(s) Sheriff of Columbia		Telephone Number:		CWALT, Inc., Alternative Loan Pass-Through Certificates, Ser	tee for the Certificateholders of Trust 2004-J5, Mortgage	Telephone Number:	
Mailing Add	dress County Courthouse, 35 West Main	Street		America, N.A. Mailing Address 4708 Mercantile Dr.			
City Bloomsbur	rg	State PA	ZIP Code 17815	City Fort Worth		State TX	ZIP Code 76137
C. REAL	ESTATE LOCATION			•			•
Street Addr 487 Main S	ress			City, Township, Borough Benton	•		
County Columbia		School I Benton	District Area School Distri	ct	Tax Parcel Number 02-01-097-00,000		
D. VALU	JATION DATA						
Was transa	action part of an assignment or reloca	ation? 🗆 Y	/ ■ N				
Actual Cash Consideration \$2,165.47		2. Other consideration + 0.00			3. Total Consideration = \$2,165.47		
4. County Assessed Value \$27,433.00		5. Common Level Ratio Factor x 3.61			6. Fair Market Value = \$99,033.13		
1a. Amount	MPTION DATA - Refer to ins t of Exemption Claimed	1b. Perc		status. Interest in Real Estate	1c. Percentage of Granto	or's Intere	est Conveyed
\$99,033.13	· · · · · · · · · · · ·	100%	- N Ol-1		100%		
2. Che	eck Appropriate Box Below fo Will or intestate succession						
	~		(Name of D	•	(Estate File N	umber)	
	Transfer to a trust. (Attach o				Deneticiaries.)		
	Transfer from a trust. Date of trust was amended attach						
	Transfer between principal	and age	nt/straw party. (Attach complete copy o	of agency/straw party a	agreem	ent.)
_	Transfers to the commonwe demnation. (If condemnatio Transfer from mortgagor to	n or in li	eu of condemna	ation, attach a copy of r	esolution.)		
_	Transier from mortgagor to	a Holoci	or a mortgage	in detault. (Attach copy	of mortgage and note	. doorgi	
	Corrective or confirmatory of	ieed. (At	tach complete o	copy of the deed to be	corrected or confirmed	l.)	
	Statutory corporate consolic	dation, n	nerger, or divisio	on. (Attach copy of artic	ele.)		
	Other (Please explain exen	ption cla	aimed.) <u>Property</u>	was sold at Sheriff sale on	December 17, 2014 to Tr	ie B <u>ank</u> i	of New York
	Mellon fka the Bank of New York	as Trust	ee for the Certificat	teholders of CWALT, Inc., A	Alternative Loan Trust 200	4-J5, Mo	ntgage
	Pass-Through Certificates, Serie						
	enalties of law, I declare that				ompanying information	on, and	to
	of my knowledge and belief, of Correspondent of Responsible Par		e, correct and co	ompiete.		Date	
	No to Samuel	.,					20116

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

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

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

Eight hundred fifteen and forty-seven/100

CONTRACTOR 3-50/310

232481 NO.

232481

DATE 01/20/2015

AMOUNT \$815.47

TO THE

PAY:

Sheriff of Columbia County

ORDER

PA

OF

Balance Due Sheriff(234-7009) - Conner, Robert & Angela

232481# #031000503#2000012430048#

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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(302) 409-3520
FAX 855-425-1980

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

November 12, 2014

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

SUITE 203 722 E. MARKET STREET LEESBURG, VA 20176 (571) 449 9350 FAX: (855) 845-2585

SUITE 2806 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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 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 3129.1 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 December 17, 2014.

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

Sincerely,

Seth Hamrick, Paralegal McCabe, Weisberg and Conway, P.C.

/SH

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - JD # 34419 ANDREW L. MARKOWITZ, ESOUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESOUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESOUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESOUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A.

Plaintiff

Robert F. Conner, II. and Angela L. Conner Defendant COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-149

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 12th day of November, 2014, 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 3129.1 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 DAY	McCABE, WEISBERG & CONV	WAY, P.C.
A lad son Teach	BY: The Man	
OF/ 1/ W/2014	[Terrence J. McCabe, Esquire	[] Marc S. Weisberg, Esquire
1/2 /1/2/	[] Edward D. Conway, Esquire	[] Margaret Gairo, Esquire
The half That	[] Andrew L. Markowitz, Esquire	[] Heidi R. Spivak, Esquire
NOTADY NUMBER OF THE PARTY OF T	[] Marisa J. Cohen, Esquire	[] Christine L. Graham, Esquire
NOTARY PUBLIC	[] Brian T. LaManna, Esquire	[] Ann E. Swartz, Esquire
COMMONWE	[] Joseph F. Riga, Esquire	[] Joseph I. Foley, Esquire
NOTARIAL SCAL	[] Celine P. DerKrikorian, Esquire	[] Jennifer L. Wunder, Esquire
BARBARA J. MOYER, Notary Public	[] Lena Kravets, Esquire [] Carol A. DiPrinzio, Esquire
City of Philadelphia, Phila. County City of Philadelphia, Phila. County My Commission Expires Jenuary 12, 2018	Attorneys for Plaintiff	
My Commission Express out		

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESOUIRE - 1D # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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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 c/o Bank of America, N.A.

Plaintiff

٧.

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

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-149

AFFIDAVIT PURSUANT TO RULE 3129,1

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.

Name and address of Owners or Reputed Owners

Name

Address

Angela L. Conner

487 Main Street

Benton, Pennsylvania 17814

Robert F. Conner II

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 Municpal Water and

3rd Street

Sewer Authority County of Columbia,

Benton, Pennsylvania 17814

Pennsylvania

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

Name Address

Mortgage Electronic Registration
Systems, Inc. as nominee for Decision

PO BOX 2026

Systems, Inc. as nominee for Decision One Mortgage Company

Flint, Michigan 48501-2026

One Mortgage Company

6060 J.A. Jones Drive, Suite 1000 Charlotte, North Carolina 28287

Decision One Mortgage Company,

Decision One Mortgage Company

LLC

6060 J.A. Jones Drive

Suite 1000

Charlotte, North Carolina 28287

The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificatesholdersw of CWALT, Inc. Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004101 Barclay Street - 4W New York, New York 10286

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

Name

Address

The Benton Municipal Water and

Sewer Authority

3rd Street

Benton, Pennsylvania 17814

Carolyn Remley, Tax Collector

P.O. Box 270

Benton, Pennsylvania 17814

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

Saxon Measdows Associates LP. A 1958 Saxon Drive

PA Limited Partnership Feasterville, Pennsylvania

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

Middle District 3129 Addresses 235 North Washington Avenue, Ste. 311

Philadelphia, PA18503

Columbia 3129 Addresses 700 Sawmill Road

Bloomsburg, PA 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 8th 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

Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

Compliance

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

11 West Main Street Bloomsburg, PA 17815

Tax Claim Bureau Columbia County Courthouse

35 West Main Street Basement Level

Bloomsburg, PA 17815

Commonwealth of PA B
Department of Revenue

Bureau of Compliance Department 280946

Harrisburg, PA 17128-0946

Attn: Sheriff's Sales

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

Patrick O'Connel, Esquire

Law Office of Patrick T. O'Connell

14 West Main Street

Bloomsburg, Pennsylvania 17815

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.

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY leve m	C. K
Terrence J. McCabe, Esq.	Marc S. Weisberg, Esq.
[] Edward D. Conway, Esq.	[] Margaret Gairo, Esq.
[] Andrew L. Markowitz, Esq.	[] Heidi R. Spivak, Esq.
[] Marisa J. Cohen, Esq.	[] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq.	[] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq.	[] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq.	[] Jennifer L. Wunder, Esq.
[] Lena Kravets, Esq.	[] Carol A. DiPrinzio, Esq.
Attorneys for Plaintiff	

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 c/o Bank of America, N.A. v. Robert F. Conner, II. et al.

Columbia County; Number: 2012-CV-149

McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE I McCABE ESOURE 10 # 14

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

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LENA KRAVETS, ESQUIRE - ID # 316421

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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 c/o Bank of America, N.A.

Plaintiff

V.

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

DATE: November 12, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012-CV-149

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

JUDGMENT AMOUNT: \$96,562.54

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **December 17, 2014 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.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**.

				4	ω	2	<u> </u>		Line	MCCabe, Welsberg and Conv 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn: SETH HAMKICK
Cotal Number of Pieces Total Number of Pieces Listed by Sender Received at Post Office									Article Number	MicCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn: SETH HAMRICK
Postmaster, Per (Name of receiving employee)	MO. AIHO BO			Patrick O'Connel, Esquire Law Office of Patrick T. O'Connell 14 West Main Street Bloomsburg, Pennsylvania 17815	Saxon Measdows Associates LP, A PA Limited Partnership 1958 Saxon Drive Feasterville, Pennsylvania	Carolyn Remley, Tax Collector P.O. Box 270 Benton, Pennsylvania 17814	The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificatesholdersw of CWALT, Inc. Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 101 Barclay Street - 4W New York, New York 10286		Addressee Name, Street and PO Address	☐ Certified ☐ Recorded Delivery (International) ☐ COD ☐ Registered ☐ Delivery Confirmation ☐ Return Receipt for Merchandise ☐ Express Mail ☐ Signature Confirmation ☐ Insured
N 90 Variable	MOR 2 / NOW	A	— <u></u> -	. <u>.</u>					Postage	
NOW inducedatation of value is required on all domestic and international registered nail. The maximum indemnity payable for the reconstruction of	3/11/084								Fee	(if issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt
s required on all Express Mail d								Charge	Handling	s a of mailing, ional is bill) cand eceipt
domestic and in								if Registered	Actual '	
ternational regis								Value		
tored mail. The	!							if COD	_	
maximum inde					·			Fee Fce	-	ZIP 191
mnity payabl	-							Fee		ZIP 19109 \$ 00 02 1W 000 1377494 NOV
The indectaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of registrable documents under Express Mail document reconstruction insurance is \$500 per price subject to additional limitations for multiple pieces lock or durings in a single causartophic occurrance. The maximum indemnity payable are Express Mail documents is \$500 per price and price in the price of								Fee		5 🔑 🐪
istruction of hiple pieces	-							Fee	- Ë	5 8 1

McCabe, Weisberg and Conway, P.C.

□ Centified

Check type of mail or service:

Affix Stamp Here

U.S. POSTAGE >> PITNEY BOWES

Name and Address of Scnder

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-SEP-14

FEE:\$5.00

CERT. NO18947

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

DISTRICT: BENTON BORO

DEED

LOCATION: 487 MAIN ST BENTON PARCEL: 02 -01 -097-00,000

YEAR BILL ROLL	AMOUNT	PENDI INTEREST	NG COSTS	TOTAL AMOUNT DUE
2013 PRIM 2012 PRIM	0.00	0.00	0.00	0.40
TOTAL DUE :	-	-	-	\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2014 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2013

COLUMBIA	COUNTY	SHERIFF
----------	--------	---------

REQUESTED BY:



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	OF NEW YORK MELLON			Case	Number
vs. ROBERT F	CONNER (et al.)				2CV149
	SERVICE O	OVER SHE	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	127
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ID DEBTOR'S R	IGHTS		
		CHECK Pos	T OFFICE		
Serve To:		Final Servi			
Name:	ROBERT F CONNER	Served: (Personally A	luit in Charge ·	Posted Other
Primary Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814	Adult In Charge:			
Phone:	DOB:	Relation:	DEF		
Alternate Address:	CC50	Date;	10-07-1	Cf_Time:	1030
Phone:	204 9360	Deputy:	8	Mileage:	
Attorney / (
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	empts:				
Date:	10/114 10/6/14				
Time:	0958 1000				
Mileage:					
Deputy:	5 5				
Service Att	empt Notes:		'-		
1. Hou	ISE IS EMPTY				
2. Sic x	e w/ Post Office fo box	(LESED W)	NO FUR-	ARDING.	AOORK 33
3.					
4.					
5.					
6.					

CONNER, ROBERT F

487 MAIN STREET, PO BOX 704, BENTON, PA 17814 NO EXPIRATION

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

10/02/2014 11:40 AM - DEPUTY SCOTT MAYERNICK, 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 BRIAN LABAR A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANGELA L CONNER AT 104 RINGTOWN MTN. ROAD, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

October 02, 2014

2ND

day of

OCTOBER

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 1910s

2014

The Court State Great State of the

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

day of

OCTOBER

Case Number 2012CV149

SHERIFF'S RETURN OF SERVICE

10/02/2014 11:40 AM - DEPUTY SCOTT MAYERNICK, 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 BRIAN LABAR A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANGELA L CONNER AT 104 RINGTOWN MTN. ROAD, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

October 02, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

MONWEALTH OF PENNSYLVANIA Notarial See Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016 **NOTARY** Affirmed and subscribed to before me this

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

2014

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK	OF NEW YORK MELLON			Case	Number
	CONNER (et al.)			201	2CV149
	SERVICE (COVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	127
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AI WORKS AT GIANT BLOOMSBURG	ND DEBTOR'S R	IGHTS		
	104 Rigton M.	Rel.			
Serve To:		Final Servi	ce:		
Name:	ANGELA L CONNER	Served:	Personally (Ad	dult In Charge	Posted · Other
Primary Address:					
Phone:	DOB : 07/26/1966	Relation:	FRIAUd		
Alternate Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814	Date:	10-3-14	Time:	11:40
Phone:	DENTOIN, 17(17014	Deputy:	3	Mileage:	
Attorney / (Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	······	
Service Att	emots:				
Date:	9/30/14				
Time:	1456				······································
Mileage:					•••••••
Deputy:	5				
Service Att	empt Notes:				
_	ANSLER - L/C				
2. SOUR	e to Paul (Manager) at Gigo	st - tolda	ne he would	hot give m	ean-info
3.					
4.					
5.					
6.					

CONNER, ANGELA L

2012CV149

14 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Deb Miller

From:

Timothy Chamberlain

Sent:

Wednesday, September 24, 2014 3:39 PM

To:

Deb Miller

Subject:

Sales

Deb,

Can you check these they go to sale next week.

Thanks

Tim

Timothy T. Chamberlain

Sheriff of Columbia County PO Box 380 Bloomsburg, PA 17815 570-389-5622



	C	ounty 024	PARCEL ID	DESIDED AND A STATE OF THE PARTY OF THE PART		distriction and a second s	TAXYEAR: 2014
			ALTERNATE JO: EFFECTIVE DATE:	onina a propinsi di Cara			
Ye.	av j	Authority	Fund				
2	012	PRIM	4,615.27	761.60	461.53	270.00	6.108.40
2	013	PRIM	4,847.56	319.92	484.77	75.00	5.727.25
							** Live State of the State of t
							And the state of t
			9,462.83	1,081,52	946.30	345.00	11.835.65

194-197 Interest

9-4 Tax cert
11-19-14-18-1 Total For

Nov.

#11,996.80 Nov. amount

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 210 145 HUGUENOT STREET NEW ROCHELLE, NY 10801 (914)-636-8900 RAX (914) 636-8901

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7920

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 835-425-1980

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

September 24, 2014

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

SUITE 203 722 E. MARKET STREET LEESBURG, VA 20176 (571) 449 9350 FAX: (855) 845-2585

SUITE 2506 I HUNTINGTON QUADRANGEE MELVILLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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

c/o Bank of America, N.A. vs. Robert F. Conner, II. and Angela L. Conner

Columbia County; 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 October 1, 2014 Sheriff's Sale. I am requesting at this time that you postpone this matter to the December 17, 2014 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

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,

Laboration of the second of the second

/df

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

in formation and an in-

SIGNATURE	DATE

McCABE, WESIBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A. Plaintiff

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

COURT OF COMMON PLEAS COLUMBIA COUNTY No. 2012-CV-149

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for <u>October 1, 2014</u> at 9:00 A.M. in the above-captioned matter has been continued until <u>December 17, 2014</u> at 9:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

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

Date: 9124/14 McCABE, WEISBERG & CONWAY, P.C.

MICCADE, WEISBERG & CO	IN TAKE, I. C.
BY: / MUU	(Ver)
[] Terrence J. McCabe, Esq.	[]-Marc S. Weisberg, Esq.
[] Edward D. Conway, Esq.	[] Margaret Gairo, Esq.
[] Andrew L. Markowitz, Esq.	[] Heidi R. Spivak, Esq.
[] Marisa J. Cohen, Esq.	[] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq.	[] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq.	[] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq.	[] Lena Kravets, Esquire
[] Carol A. DiPrinzio, Esquire	
Attorneys for Plaintiff	

SHERIFF'S SALE COST SHEET

_		V	S.		
NO	ED NO		JD DATE/TIN	ME OF SALE_	
DOCKET	Γ/RETURN		\$15.00		
	E PER DEF.		\$\frac{340}{20}		
	ER PARCEL		\$15.00	-	
•	G COSTS		\$ 36100		
	FISING SALE BILL	S & COPIES		-	
	ΓISING SALE (NEV		\$15.00		
MILEAG		· DI / III LIC)	\$ 40,00		
	G HANDBILL		\$15.00	•	
	/ADJOURN SALE		\$10.00		
	S'S DEED		\$35.00		
	ER TAX FORM		\$25.00		
	UTION FORM		\$25.00		
COPIES	O HOW TORM		\$ 8;00		
NOTARY	7				
1101711	TOTAI	<i>*</i> ********	\$ <u></u>	\$ 51150	
					-
WEB PO			\$150.00		
PRESS E	NTERPRISE INC.		\$1134,51		
SOLICIT	OR'S SERVICES		\$75.00	, , ,	
	NTERPRISE INC. OR'S SERVICES TOTAI	*******	********	\$ <u>135%5/</u>	-
PROTHO	NOTARY (NOTAR	V)	\$10.00		
	DER OF DEEDS	. 1)	\$10.00 \$ \(\frac{7}{3} \land 3		
KILCOKL	EATIOT AL	*******	\$ <u>67,00</u> ******	· 77.00	
	TOTAL	,		p ////	-
	STATE TAXES:				
В	ORO, TWP & COU	NTY 20	\$		
SC	CHOOL DIST.	20	\$		
DI	ELINQUENT	20	\$ 5,60	4.	
	TOTAL	******	\$ <u>\$</u> ,60 ******	\$ 5,00	
MINICH	PAL FEES DUE:				
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				Ψ	
SURCHA	RGE FEE (DSTE)			\$ <u>/70,00</u>	
MISC			\$		
,			\$ ******		
	TOTAL	******	*****	\$	
	ТОТАТ	COSTS (OD	ENING DIDY		6 7122 N/
	IOTAL	COSTS (OP	ENING BID)		\$ <u>2)23,01</u>

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

Town, County and State since that day and on the attached notice September 10, 17, 24, 2014
that the affiant is one of the officers or publisher or designated agent of the owner or publisher
said newspaper in which legal advertisement was published; that neither the affiant nor Press
Enterprise is interested in the subject matter of said notice and advertisement and that all of the
allegations in the foregoing statement as to time, place, and character of publication are true.
and character of publication are title.
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A . 1 + 43
Sworn and subscribed to before me thisday of x left and 20.14
Sworn and subscribed to before me this 24th day of steptember 2014
Land 10 10 10
· · · · · · · · · · · · · · · · · · ·
(Notary Public)
COMMODBIELL TIL OF BENNEYL VANIA
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL
Karen M. Beach, Notary Public
Scott Twp., Columbia County My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
And now,
publication charges amounting to \$for publishing the foregoing notice, and the
Fee for this affidavit have been paid in full.
·

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

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

August 25, 2014

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

> SUITE 203 722 E. MARKET STREET LEESBURG, VA 20176 (571) 449 9350 FAX: (855) 845-2585

SUITE 2S06 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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 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 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped selfaddressed envelope provided. The property is currently scheduled for Sheriff Sale on October 1, 2014.

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

Kellie Keller. Paralegal

McCabe, Weisberg and Conway, P.C.

/kkr

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESOUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESOUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESOUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 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

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 25th day of August, 2014, 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 3129.1 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.

BEFORE ME THIS DAY OF 10 10 1 2014 BY: 2014 [] Terrence J. McCabe, Esquire [] Edward D. Conway, Esquire [] Margaret Gairo, Esquire [] Andrew L. Markowitz, Esquire [] Heidi R. Spivak, Esquire	VORN AND SUBSCRIBED	
[] Edward D. Conway, Esquire [] Margaret Gairo, Esquire	EFORE ME THIS 🧭 DAY	CONWAY, P.C.
[] Edward D. Conway, Esquire [] Margaret Gairo, Esquire	· AUGUST, 2014	Arry Ware & Waisherg Esquire
1	1000 is 2000 lie	ire [] Margaret Gairo, Esquire
NOTARY PUBLIC [] Marisa J. Cohen, Esquire [] Christine L. Graham, Esquire	TARVEIRIC	[] Christine L. Graham, Esquire
[] Joseph F, Riga, Esquire [] Joseph I, Foley, Esquire	The state of the s	
COMMONWEALTH OF PENNSON	NWEALTH OF PENNSYLVANIA	squire [] Jennifer L. Wunder, Esquire
NOTARIAL SEAL KELLIE KELLER, Notary Public City of Philadelolile, Phila, County My Commission Expires February 7, 2018	LUE KELLER, Notery Public	[15] Carol A. DiPrinzio, Esquire

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESOUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESOUIRE - ID # 310321 ANN E. SWARTZ, ESOUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 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

AFFIDAVIT PURSUANT TO RULE 3129.1

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.

Name and address of Owners or Reputed Owners

Name Address

Angela L. Conner 487 Main Street

Benton, Pennsylvania 17814

Robert F. Conner II 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 Municpal Water and

3rd Street

Sewer Authority County of Columbia,

Benton, Pennsylvania 17814

Pennsylvania

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

> Name Address

Mortgage Electronic Registration

PO BOX 2026

Systems, Inc. as nominee for Decision

Flint, Michigan 48501-2026

One Mortgage Company

Decision One Mortgage Company 6060 J.A. Jones Drive, Suite 1000

Charlotte, North Carolina 28287

Decision One Mortgage Company,

6060 J.A. Jones Drive

LLC

Suite 1000

Charlotte, North Carolina 28287

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

Name Address

The Benton Municipal Water and

3rd Street

Sewer Authority

Benton, Pennsylvania 17814

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

487 Main Street Tenants/Occupants

Benton, Pennsylvania 17814

Middle District 3129 Addresses 235 North Washington Avenue, Ste. 311

Philadelphia, PA18503

Columbia 3129 Addresses 700 Sawmill Road

Bloomsburg, PA 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 8th 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

11 West Main Street

Bloomsburg, PA 17815

Tax Claim Bureau Columbia County Courthouse

35 West Main Street Basement Level

Bloomsburg, PA 17815

Commonwealth of PA Bureau of Compliance Department of Revenue Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales 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 U.S. Dept of Justice, Room 5111 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 United States of America c/o U.S. Dept of Justice, Room 4400 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001

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.

827 14 DATE

McCABE, WEISBERG & CONWAY, P.C.

] Terrence J. McCabe, Esq. Marc S. Weisberg, Esq. l Edward D. Conway, Esq. Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq.] Heidi R. Spivak, Esq. l Marisa J. Cohen, Esq. [] Christine L. Graham, Esq. [] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq. [] Joseph F. Riga, Esq. [] Joseph J. Foley, Esq. [] Celine P. DerKrikorian, Esq. [] Jennifer L. Wunder, Esq. [] Lena Kravets, Esq. [Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

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 c/o Bank of America, N.A. v. Robert F. Conner, II. et al.

Columbia County; Number: 2012-CV-149

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

CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. LAMANNA, ESQUIRE - ID # 310321

ANN E. SWARTZ, ESQUIRE - ID # 201926

JOSEPH F. RIGA, ESQUIRE - ID # 57716

JOSEPH I. FOLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

JENNIFER L. WUNDER, ESQUIRE - ID # 315954

LENA KRAVETS, ESQUIRE - ID # 316421

CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A.

Plaintiff

v.

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

DATE: August 25, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012-CV-149

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

JUDGMENT AMOUNT: \$96,562.54

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **October 1, 2014 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.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY as WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.

STITE OF STATE OF STA	PA 19110 886:		. 4	υ	2		The B. New Y CWAI Mortgs 2004-J Conner	Line	Vame and Address of StylicCabe, Weisberg and 123 S. Broad St., Suite Philadelphia, PA 19109 Attn:
Fiell	DELFHA						The Bank of New York Mellon ska the Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-JS, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. v. Robert F. Conner, II. and Angela L. Conner	Article Number	Vame and Address of Sender VicCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn:
The Benton Municipal Wate 3rd Street Benton, Pennsylvania 17814	Decision One Mortgage Company, LLC 6060 J.A. Jones Drive Suite 1000 Charlotte, North Carolina 28287	Decision One Mortgage Company 6060 J.A. Jones Drive, Suite 1000 Charlotte, North Carolina 28287	Mortgage Electronic Registr nominee for Decision One N PO BOX 2026 Flint, Michigan 48501-2026	The Benton Municpal Water and Scounty of Columbia, Pennsylvania 3rd Street Benton, Pennsylvania 17814	Robert F. Conner II 487 Main Street Benton, Pennsylvania 17814	Angela L. Conner 487 Main Street Benton, Pennsylvania 17814		Addressee	Check type of mail or service: Certified
The Benton Municipal Water and Sewer Authority 3rd Street Benton, Pennsylvania 17814	ge Company, LLC	ge Company 5, Suite 1000 lina 28287	Mortgage Electronic Registration Systems, Inc. as nominee for Decision One Mortgage Company PO BOX 2026 Flint, Michigan 48501-2026	The Benton Municpal Water and Sewer Authority County of Columbia, Pennsylvania 3rd Street Benton, Pennsylvania 17814	17814	a 17814		Addressee Name, Street and PO Address	ill or service: C Recorded Delivery (International) Registered Recipt for Merchandise Signature Confirmation
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								Handling Ac	Affix Stamp Here (if issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt
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	Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATIN: Sheriff's Sales	PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107	Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	Columbia 3129 Addresses 700 Sawmill Road Bloomsburg, PA 17815	Middle District 3129 Addresses 235 North Washington Avenue, Ste. 311 Philadelphia, PA 18503	Tenants 487 Main Street Benton, Pennsylvania 17814
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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	26	
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	25	
United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Wahut Street, Ste. 220 Harrisburg, PA 17108-1754	24	l
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	23	
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Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriffs Sales	22	!
Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	21	1
Domestic Relations of Columbia County 700 Sawmill Road Bloomsburg, PA 17815	20	ı
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United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	19	
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	Complete by Typewriter, Ink, or Ball Point Pen		3S Form 3877, August 2000
The full declaration of value is required on all domestic and international registered mail. The maximum indensity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$100 per piece applied to additional limitations for multiple pieces plot of damages in a single entertopide occurrence. The maximum indensity payable on Express Mail service merchandise is available for up to \$5,000 to some, but not all countries. He maximum indensity payable is \$25,000 for registered total. See "Domesia: Koli charmat R0010; \$03, and \$201 for inductions of coverage on international mail. Special handing charges apply only to Standard Mail (A) and Standard Mail (B) parcels.	Postmaster, Per (Name of receiving employee)	Total Number of Pieces Received at Post Office	Fotal Number of Pieces Listed by Sender Received at Post Office

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

> SUTTE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

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

September 16, 2014

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

SUITE 203 722 E. MARKET STREET LEESBURG, VA 20176 (\$71) 449 9350 FAX: (855) 845-2585

SUJTE 2806 | HUNTINGTON QUADRANGLE | MELVILLE, NY 11747 | (631) 812-4084 | FAX: (855) 845-2584

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 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 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

Angela L. Conner, 14 West Main Street, Bloomsburg, PA 17815

Very truly yours,

Brittany R. Fleming, Legal Assistant McCabe, Weisberg and Conway, P.C.

/brf Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESOUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESOUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T, LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH L FOLEY, ESOUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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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 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

Angela L. Conner 14 West Main Street Bloomsburg, Pennsylvania 17815 Angela L. Conner P. O. Box 704 Benton, Pennsylvania 17814

Your house (real estate) at 487 Main Street, Benton, Pennsylvania 17814 is scheduled to be sold at Sheriff's Sale on December 4, 2014 at 9:90 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$96,562.54 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 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 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.
- 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 LICENCIDADOS Columbia County Lawyer Referral Service North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 570-784-8760

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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Robert F. Conner, IL and Angela L. Conner

v.

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012-CV-149

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Angela L. Conner 14 West Main Street Bloomsburg, Pennsylvania 17815

Philadelphia, Pennsylvania 19109

(215) 790-1010

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

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

Case Number 2012CV149

SHERIFF'S RETURN OF SERVICE

09/12/2014 02:50 PM - DEPUTY SCOTT MAYERNICK, 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 BILL ASBURY HER FIANCE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANGELA L CONNER AT 104 RINGTOWN MTN. ROAD, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

September 12, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Serah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016 NOTARY Affirmed and subscribed to before me this 12TH

2014

SEPTEMBER

day of

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

Avid ambriede Arean, istrosof, ass.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	K OF NEW YORK MELLON				. N.L
vs. ROBERT	F CONNER (et al.)				Number 2CV149
	SERVICE C	OVER SH	EET	<u></u>	
Service De	etalis:				
Category:	: Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	nga merapakan mengalan di sebagai sebag Bangai sebagai	Warrant:	121
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	-	RIGHTS		Andrew Control of the
	maks & G		El a		:
Serve To:	muss & G	Final Serv			
Name:	ANGELA L CONNER	Served:	Personally Adu	ilt In Charan	Deeted Office
Primary Address:	487 MAIN STREET PO BOX 704	Adult In	β : β : β :	The second of th	- Costed - Other
	BENTON, PA 17814	Charge:	V	Same Sections	manana (manana) (manana) manana (manana) (manana
Phone:	DOB: 07/26/1966	Relation:	FLANCE	o o o o o o o o o o o o o o o o o o o	
Alternate Address:	104 Ringtown Mtn Rd	Date:	9.12.17		14:50
Phone:	CHARACTER MATERIAL CONTRACTOR CON	Deputy:	3	Mileage:	· · · · · · · · · · · · · · · · · · ·
Attorney / (Originator:		**	<u>-</u>	
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	lempts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	empt Notes:				
1. Ri	rgtown mtn Road.	₹	70 204	<u> 936</u>	0
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3. Ca //		+ V-	mail		
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6.					· · · · · · · · · · · · · · · · · · ·
		· · · · · ·			

CONNER, ANGELA L

2012CV14

487 MAIN STREET, PO BOX 704, BENTON, PA 17814

14 NO EXPIRATION

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

08/25/2014 04:00 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL JUPON THE REAL ESTATE LOCATED AT 487 MAIN STREET, BENTON, RA 17814

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

August 26, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

PHONNEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

26TH day of **AUGUST**

2014

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

NOTARY

to Court Siere Shept I toleraud and

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON CONNER (et al.)			e Number 2CV149
	SERVICE	COVER SHE	EET	
Service De	talls:			
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SHERIFF'S SALE BILL	,		
Serve To:		Final Servi	ce :	
Name:	(POSTING)	Served:	Personally · Adult In Charge	Posted Other
Primary Address:	487 MAIN STREET BENTON, PA 17814	Adult In Charge:		
Phone:	DOB:	Relation:		
Alternate Address:		Date:	8.25-14 Time:	1600
Phone:	? 	Deputy:	Mileage:	
Attorney/	Originator;			
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	
Service Ati	empts:			
Date:				
Time:				
Mileage:				
Deputy:			·	
Service At	tempt Notes:			
1.				
2.		<u> </u>		
3.				
<u>4.</u> 5.				
6.				

012CV149

487 MAIN STREET, BENTON, PA 17814

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO 80x 380
Bloomshuig PA 17815



71901140006000034408

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESOUIRE - ID # 16496 BY: 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 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2012-CV-149

ν,

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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 Och 13th 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 \$96,562.54 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 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 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.
- 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.
- 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.)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

day of

AUGUST

Case Number 2012CV149

SHERIFF'S RETURN OF SERVICE

08/04/2014 03:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 SHERIFF'S OFFICE, 35 WEST MAIN STREET, BLOOMSBURG, PA 17815.

EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

August 04, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

Notarial See!

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

2014

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON CONNER (et al.)				Number 2CV149	
	SERVICE	COVER SH	EET		<u>.</u>	- 8
Service De						CONNER,
Category:	Real Estate Sale - Sale Notice			Zone:		
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	127	ROBERT
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Serve To:		Final Serv	ice:			201
Name:	ROBERT F CONNER	Served:	Personally Adul	t In Charge ·	Posted · Other	120)
Primary Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814	Adult In Charge:	Robert	F. Co	20006	2012CV149
Phone:	DOB:	Relation:	def.			
Alternate Address:	(ccso)	Date:	09/04/14	Time:	15:35	487 M
Phone:	The same time and another time and the same	Deputy:	#3	Mileage:		187 MAIN STREET, PO BOX 704, BE
Attorney / C	Originator:					Zi.
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010			Ä
Service Att	empts:					Ö
Date:						8
Time:	The property of the state of th					2
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Deputy:						NTON, PA 17814
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	OF NEW YORK MELLON CONNER (et al.)				Number 2CV149
	SERVICE CO	OVER SH	EET		
Service De	talls:				
Category:				Zone:	127
Manner:	< Not Specified >	Expires:	t waaranddoor naach d	Warrant:	
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Serve To:		Final Servi	co		
Name:	OCCUPANT	Served	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814	Adult in Charge:	Robert	es e case a casa, a ca	extension of the contract of the
Phone:	DOB:	Relation:	occupa	3 ~ <i>t</i>	
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Attorney / C	originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	Anterior Service Service - The Service	
Service Atte	empts:				
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2012CV149

487 MAIN STREET, PO BOX 704, BENTON, PA 17814

NO EXPIRATION

W.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	K OF NEW YORK MELL	ON	<u> </u>				
vs. ROBERT	F CONNER (et al.)					e Number 2CV149	
		SERVICE	COVER SH	IEET			_ X
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Serve To:			Final Serv	/ice:	Mario I .		20
Name:	Carolyn S. Remiey	Control of the Contro	Served:	Personally Adu	ult In Charge	Posted · Other	, 1120
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Phone:	570-925-2432	DOB:	Relation:	SEF	and the second second second second	The second of the second	
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Phone:	The second secon		Deputy:	7	Mileage:		70
Attorney /	Originator:						POB
Name:	MCCABE, WEISBERG	& CONWAY PC	Phone:	215-790-1010			BOX 2
Service Att	empts:						270, E
Date:							BENTON,
Time:		***************************************		· · · · · · · · · · · · · · · · · · ·		P## 4-1	ջ
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PRESS * ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 07/29/14

1000803

Description:

Ad ID:

R & A Conner Sheriff Sale

Run Dates:

09/10/14 to 09/24/14

Class:

Agate Lines: Blind Box: 207

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address:

PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid**

\$1,134.51

\$0.00

Stop

Inserts

Cost

Publication Press Enterprise

09/10/14/09/24/14

\$1,134,51

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, OCTOBER 01, 2014 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 Sheriffs 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 filled with the Sheriffs 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. Firtz, 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 comer of land now or formerly of the Estate of Winfield Marcy, THENCE South 58 degrees East along land now or formerly the Estate of Winfield Marcy, Two Hundred Seventeen and Freelanths (2175) feet to an iron pin corner on an alley (called McHenny'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, It. and Angela L. Conner.

PROPERTY ADDRESS: 487 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-097-00,000

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%) per cent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashiers 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 cashler'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 bioder 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 detault all sums haid by the hidder will be considered forfeited, but will be applied against any damages recoverable. The default ing 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 to damages. If pro-ceeds 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.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK	OF NEW YORK ME	ELLON			Cas	e Number
ROBERT F	CONNER (et al.)				20	12CV149
		SERVICE	COVER SH	IEET		
Service De	talls:					
Category:	Real Estate Sale -	Sale Notice	A	nen in internet in the second in the second in	Zone:	12.1
Manner:	< Not Specified >		Expires:		Warrant:	Committee Committee
Notes:	PLAINTIFF NOTICE	E OF SHERIFF'S SALE A	ND DEBTOR'S	RIGHTS	el Professional de la companya	Cana and an
ierve To:			Final Serv	/ice:		***************************************
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Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult In Charge:	and the second second	oie M	the service of species and and a
Phone:	570-389-5649	DOB:	Relation:	Cler	K	
Alternate Address:	grafita en	tere terretere consumo amount con con .	Date:	07/29/14	Time:	10:05
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Cot. Name: Domestic Relations Office of Columbia Cot. Served: Personally Adult In Charge Posted Other Adult In Charge: Adult In Charge: Name: Michendufer Relation: Charge: The Michendufer Phone: DoB: Relation: Charge: Time: Willeage: Mileage: Deputy: Mileage: Deputy: Mileage: Deputy: Deputy: Deputy: Mileage: Deputy: Dep	VS.	OF NEW YORK MELLON CONNER (et al.)				Number 2CV149
Category: Real Estate Sale - Sale Notice Manner:	<u>. </u>	SERVICE CO	OVER SHE	EET		
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Cot. Served: Personally · Adult in Charge · Posted · Other Primary 11 WEST MAIN STREET Adult in Charge: Adult in Charge: Name: Notes: Dobs: Relation: Clark II Alternate Address: Date: 7-2914 Time: 10:10 Phone: Deputy: Mileage: Mileage: Deputy: Mileage: Deputy: Mileage: Deputy: Mileage: Mileage: Deputy: Mileage: Mileage: Deputy: Mileage:	Service De	tails:				
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Serve To: Name: Domestic Relations Office of Columbia Cot Served: Personally Adult In Charge Posted Other Primary 11 WEST MAIN STREET Adult In Charge: Bloomsburg, PA 17815 Phone: DoB: Relation: Clerk II Alternate Address: Date: T-4914 Time: 10:10 Phone: Deputy: Mileage: Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	The control of the co	Expires:		Warrant:	Samuel Market Comment
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Attorney / Originator: Name: MCCABE, WEISBERG & CONWAY PC			Date:	7-29-14	Time:	10:10
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DOMESTIC RELATIONS OF

2012CV149

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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, OCTOBER 01, 2014 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 Pennsylvani, 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: 02-01-097-00,000

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 failts 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 agiainst 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 conneciton 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 c/o Bank of America, N.A.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA No. 2014 Term 127 E.D.
Plaintiff	NoA.D.
. v.	No. <u>2012-CV-149</u> TermJ.D.
Robert F. Conner, II. and Angela L. Conner	
Defendants	
Commonwealth of Pennsylvania:	WRIT OF EXECUTION MORTGAGE FORECLOSURE
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENN	SYLVANIA
To satisfy the judgement, interest and costs in the above madescribed property (specifically described property below): Being Known As: 487 Main Street, Benton, Pennsylvania	
Amount Due	\$ 96,562.54
Interest from 06/06/14 to DATE O	FSALE \$
plus \$15.87 per diem thereafter	
(Costs to be added)	
Total	\$
	MONO Silvetti photary, Common Pleas Court of abia County Penna. Mill Civitonic Lopeputy

Profe & Chris of Nov. Courts 4 Physics Fry 1819 (1967) in 2016

No	Term	E.D.
No	Term	A.D.
No. <u>2012-</u> C	V-149Term	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 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 & CONWAY, P.C.

BY:		111a	10	1 le	/\$/
[] Terrence			-J-	Marc S. We	isberg, Esq.
[] Edward]] Margaret Ga	airo, Esq.
[] Andrew			E] Heidi R. Sp	ivak, Esq.
[] Marisa J			[] Christine L.	Graham, Esq
[] Brian T.			[] Ann E. Swa	rtz, Esq.
[] Joseph F			[] Joseph I. Fo	ley, Esq.
[] Celine P			[] Jennifer L. V	Wunder, Esq.
[] Lena Kr	avets, Es	q.	[] Carol A. Dil	Prinzio, Esq.
Attorneys f	or Plaint	tiff			, .

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. #: 02-01-097-00,000

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 Instrument Number 200103714, granted and conveyed unto Robert F. Conner, II. and Angela L. Conner.

REAL DEBT: \$96,562.54

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 1400 Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - 1D # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - 1D # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESOUIRE - 1D # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - 1D # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESOUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESOUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESOUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 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

AFFIDAVIT PURSUANT TO RULE 3129.1

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.

Name and address of Owners or Reputed Owners

Name Address

Angela L. Conner 487 Main Street

Benton, Pennsylvania 17814

Robert F. Conner II 487 Main Street

Benton, Pennsylvania 17814

2.	Name and address of Defendants in the	judgment:
	Name	Address
	Robert F. Conner, II.	487 Main Street Benton, Pennsylvania 17814
	Angela L. Conner	487 Main Street Benton, Pennsylvania 17814
3.	Name and last known address of every j real property to be sold;	udgment creditor whose judgment is a record lien on the
	Name	Address
	Plaintiff herein	
4.	Name and address of the last recorded h	older of every mortgage of record:
	Name	Address
	Plaintiff herein	
	Mortgage Electronic Registration Systems, Inc. as nominee for Decision One Mortgage Company	PO BOX 2026 Flint, Michigan 48501-2026
	Decision One Mortgage Company	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
	The Benton Municipal Water and Sewer Authority	3rd Street Benton, Pennsylvania 17814
6.	Name and address of every other person affected by the sale:	who has any record interest in the property which may be
	Name	Address
	None	
7.	Name and address of every other person in the property which may be affected by	of whom the plaintiff has knowledge who has any interest the sale:
	Name	Address
	Tenants/Occupants	487 Main Street Benton, Pennsylvania 17814

United States of America c/o U.S. Dept of Justice, Room 5111 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 United States of America c/o U.S. Dept of Justice, Room 4400 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 Name and address of Attorney of record:

8.

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.

McCABE, WEISBERG & CONWAY, P.C. [] Terrence J. McCabe, Esq. [Marc S. Weisberg, Esq. [] Edward D. Conway, Esq. [] Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq. [] Marisa J. Cohen, Esq. [] Christine L. Graham, Esq. [] Brian T. LaManna, Esq. Ann E. Swartz, Esq. [] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq. [] Celine P. DerKrikorian, Esq. [] Jennifer L. Wunder, Esq. [] Lena Kravets, Esq. [] Carol A, DiPrinzio, Esq. Attorneys for Plaintiff

The Bank of New York Mellon fka the Bank of New York as Trustee for the Certificatcholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. v. Robert F. Conner, H. and Angela L. Conner Columbia County; Number: 2012-CV-149

J	Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
J	Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
1	Commonwealth of Pennsylvania Burcau 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
1	PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
J	PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
χ	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
J	United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
1	Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
1	Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
ſ	Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
J	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

Print Your Documents Page 1 of 1

Document Receipt

Carrier / service: USPS Server First-Class Mail® 7/28/2014 12:00:00 AM Trans# 3444

Ship to:

DEPARTMENT OF PULIC WELFARE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105 Tracking #:

71901140006000034422

Doc Ref#: 2014ED127 Postage

5.3400

Print Your Documents Page 1 of 1

Document Receipt

Trans# 3443 Carrier / service: USPS Server First-Class Mail® 7/28/2014 12:00:00 AM

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TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #. 71901140006000034415

Doc Ref #: 2014ED124 Postage 5.3400

PHILADELPHIA PA 19106

121

Document	Pacaint
	Receibi

Trans#

3442

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First-Class Mail®

7/28/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING ADMINISTRATION

Tracking #: Doc Ref#:

71901140006000034408

Postage

2014ED127 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans#

3442

Carrier / service: USPS Server

First-Class Mail®

7/28/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #.

71901140006000034408

ROBERT N.C. NIX FEDERAL BUILDING Doc

Doc Ref#*
Postage

2014ED127 5.3400

PHILADELPHIA PA 19107

Document Re

Trans# 3441

Carrier / service: USPS Server

First-Class Mail®

7/28/2014 12:00:00 AM

Ship to.

OFFICE OF F.A.J.R.

DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

Tracking #:

71901140006000034392

Doc Ref#:

2014ED127

Postage

5.3400

HARRISBURG PA 17105

Document	Descript
Document	Receipt

Trans#

3440

Carrier / service: USPS Server

First-Class Mail®

7/28/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000034385

Doc Ref#: Postage

2014ed127 5.3400

HARRISBURG

PA 17128

12

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESOUIRE - 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 - 1D # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - 1D # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L, WUNDER, ESOUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DIPRINZIO, ESOUJRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A.

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012-CV-149

v

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

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

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

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

July 24, 2014

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3301
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203 722 E. MARKET STREET LEESBURG, VA 20176 (571) 449 9350 FAX: (855) 845-2585

SUITE 2S06 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX. (855) 845-2584

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 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 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

- Robert F. Conner, II., 48 Main Street, Benton, PA 17814
- Angela L. Conner, 487 Main Street, Benton, PA 17814

Very truly yours,

Kimberly McDevitt, Legal Assistant McCabe, Weisberg and Conway, P.C.

/kmt Enclosures

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

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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July 24, 2014

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312 MARSHALL AVENUE
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(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203 722 E MARKET STREET LEESBURG, VA 20176 (571) 449 9350 FAX: (855) 845-2585

SUITE 2506 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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

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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 c/o Bank of America, N.A. vs.

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Very truly yours,

Kimberly McDevitt, Legal Assistant McCabe, Weisberg and Conway, P.C.

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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 c/o Bank of America, N.A. vs.

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- Angela L. Conner, 487 Main Street, Benton, PA 17814

Very truly yours,

Kimberly McDevitt, Legal Assistant McCabe, Weisberg and Conway, P.C.

/kmt Enclosures BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - 1D # 34419 ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F, RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - 1D # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400 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 c/o Bank of America, N.A.

Plaintiff

v.

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

TO: Sheriff of Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012-CV-149

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 Pennsylvonia I

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.

McCABE, WEISBIRG & CONWAY Terrence J. McCabe, Esq. [Marc S. Weisberg, Esd Edward D. Conway, Esq. [] Margaret Gairo, Esq.] Andrew L. Markowitz, Esq. [Heidi R. Spivak, Esq.] Marisa J. Cohen, Esq. Christine L. Graham, Esq.] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq. Joseph F. Riga, Esq. [] Joseph I. Foley, Esq. [] Celine P. DerKrikorian, Esq.[] Jennifer L. Wunder, Esq. Lena Kravets, Esq. [] Carol A. DiPrinzio, Esq. Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY, P.C. Attorneys for Plaintiff BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 JENNIFER L. WUNDER, ESQUIRE - ID # 315954 LENA KRAVETS, ESQUIRE - ID # 316421 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010 The Bank of New York Mellon fka the Bank of New COURT OF COMMON PLEAS York as Trustee for the Certificateholders of CWALT, COLUMBIA COUNTY Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 c/o Bank of America, N.A. Number 2012-CV-149 Plaintiff Robert F. Conner, II. and Angela L. Conner Defendants 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. Angela L. Conner 48 Main Street 487 Main Street Benton, Pennsylvania 17814 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.

McCABE, WEJSBERG & CONWA [Terrence J. McCabe, Esq. Marc S. Weisberg, Esd. [] Edward D. Conway, Esq. [] Margaret Gairo, Esq.] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.] Marisa J. Cohen, Esq.] Christine L. Graham, Esq.] Brian T. LaManna, Esq.] Ann E. Swartz, Esq. Joseph F. Riga, Esq. Joseph I. Foley, Esq. [] Celine P. DerKrikorian, Esq.[] Jennifer L. Wunder, Esq. [] Lena Kravets, Esq. [] Carol A. DiPrinzio, Esq. Attorneys for Plaintiff

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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 Sireet (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. #: 02-01-097-00,000

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 Instrument Number 200103714, granted and conveyed unto Robert F. Conner, II. and Angela L. Conner,

REAL DEBT; \$96,562.54

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 1400 Philadelphia, PA 19109

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Benton, Columbia County, Pennsylvania, and being known as 487 Main Street, Benton, Pennsylvania 17814.

TAX MAP AND PARCEL NUMBER:02-01-097-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$96,562.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert F. Conner, II. and Angela L. Conner

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

LEGAL DESCRIPTION

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

TAX I.D. #: 02-01-097-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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> 123 S. BROAD STREET SUITE 1400 PHILADELPHIA, PA 19109 (215) 790-1010





3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE

07/24/2014

AMOUNT \$1,350.00

TO THE

Sheriff of Columbia County

ORDER

PA

Listing Prop for Sheriff Sale(234-7009) - Conner, Robert & Angela