

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of New York Mellon vs Robert & Angela Conner

NO. 127-2014 ED

NO. 149-2012 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST) \$ 2123.01

POUNDAGE - 2% OF BID \$ 42.46

TRANSFER TAX - 2% OF FAIR MKT \$ -


MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2165.47

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2165.47

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 815.47

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
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, 2014

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

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$2,123.01**

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

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

© Columbia County Sheriff, Pennsylvania

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

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
LIEBSBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

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

January 20, 2015

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

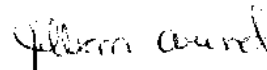
Dear Sheriff:

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

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

Name

McCabe, Weisberg and Conway, P.C.

Mailing Address

123 S. Broad Street, Suite 1400

City

Philadelphia

Telephone Number

215-790-1010

State ZIP Code

PA 19109

B. TRANSFER DATA

Date of Acceptance of Document / /

Grantor(s)/Lessor(s)

Sheriff of Columbia

Telephone Number:

Grantee(s)/Lessee(s) 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.

Telephone Number:

Mailing Address

Columbia County Courthouse, 35 West Main Street

Mailing Address

4708 Mercantile Dr.

City

Bloomsburg

State

PA

ZIP Code

17815

City

Fort Worth

State

TX

ZIP Code

76137

C. REAL ESTATE LOCATION

Street Address

487 Main Street

City, Township, Borough

Benton

County

Columbia

School District

Benton Area School District

Tax Parcel Number

02-01-097-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. 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

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$99,033.13 / 100%

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)

☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on December 17, 2014 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. as holder of a mortgage in default, and, thus, tax exempt.

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

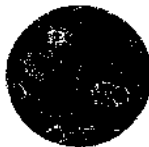
Signature of Correspondent or Responsible Party

Date

1/20/15

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



3-50/310



232481

NO. 232481

Eight hundred fifteen and forty-seven/100

PAY:

DATE 01/20/2015 AMOUNT \$815.47

TO THE Sheriff of Columbia County
ORDER PA
OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS



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

⑈ 232481⑈ ⑆031000503⑆ 2000012430048⑈

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

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FAX (914) 636-8901

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

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGBITER PARKWAY
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(302) 409-3520
FAX 855-425-1980

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

November 12, 2014

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.

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
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.

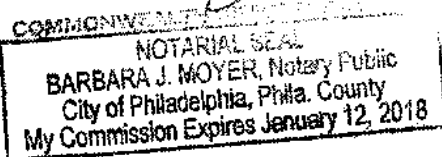
A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 12 DAY

OF November 2014

NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.

BY: *Terrence J. McCabe*

<input checked="" type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

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

Name	Address
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
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 Certificateholdersw of CWALT, Inc. Alternative Loan Trust 2004-J5, Mortgage Pass- Through Certificates, Series 2004- J5	101 Barclay Street - 4W New York, New York 10286

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
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 Meadows Associates LP, A PA Limited Partnership	1958 Saxon Drive 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, PA 18503
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 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	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 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: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> 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
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America, N.A.

Plaintiff

v.

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2012-CV-149

DATE: November 12, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

PROPERTY: 487 Main Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

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.

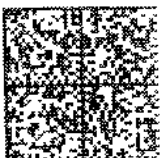
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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.**

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 1400
Philadelphia, PA 19109
Attn: SETH HAMRICK

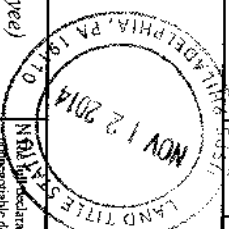
Check type of mail or service:
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

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



U.S. POSTAGE & PAYMENT SERVICES
ZIP 19109 \$004.80⁰
02 1W
0001377494 NOV 12 2014

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual if Registered	Value	if COD	Fee	Fee	Fee	Fee	Fee
1		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 101 Barclay Street - 4W New York, New York 10286											
2		Carolyn Remley, Tax Collector P.O. Box 270 Benton, Pennsylvania 17814											
3		Saxon Meadows Associates LP, A PA Limited Partnership 1958 Saxon Drive Feasterville, Pennsylvania											
4		Patrick O'Connell, Esquire Law Office of Patrick T. O'Connell 14 West Main Street Bloomsburg, Pennsylvania 17815											



Total Number of Pieces
Listed by Sender
4

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

NOA Declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of lost or damaged contents in a single catastrophic event is \$500 per piece subject to additional limitations for multiple pieces of mail. See Domestic Mail Manual (DMM) 900, 901, 902, and 903 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

127

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	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2013	PRIM	0.00	0.00		0.00	0.00
2012	PRIM	0.00	0.00		0.00	0.00
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	127
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			
CHECK POST OFFICE				

Serve To:

Name:	ROBERT F CONNER	
Primary Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814	
Phone:		DOB:
Alternate Address:	CCSO	
Phone:	204 9360	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other	
Adult In Charge:		
Relation:	DEF	
Date:	10-07-14	Time:
Deputy:	8	Mileage:

Attorney/Originator:

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

Service Attempts:

Date:	10/1/14	10/6/14				
Time:	0958	1000				
Mileage:						
Deputy:	5	5				

Service Attempt Notes:

- HOUSE IS EMPTY
- YORK w/ POST OFFICE PO BOX CLOSED w/ NO FORWARDING ADDRESS
-
-
-
-

CONNER, ROBERT F

2012CV149

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

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2014

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

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,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2014

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

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

By Sarah Jane Klingaman, Notary Public

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	127
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS WORKS AT GIANT BLOOMSBURG <i>104 Rington Ave. Red.</i>		
Warrant:			

Serve To:

Name:	ANGELA L CONNER
Primary Address:	14 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	
DOB:	07/26/1966
Alternate Address:	487 MAIN STREET PO BOX 704 BENTON, PA 17814
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Brian Labae
Relation:	Friend
Date:	10-2-14
Time:	11:40
Deputy:	3
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	9/30/14					
Time:	1456					
Mileage:						
Deputy:	5					

Service Attempt Notes:

1. NO ANSWER - L/C
2. Spike to Paul (Manager) at Giant - told me he would not give me any 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

ROBERT & ANGELA CONNER—487 MAIN STREET BENTON—02-01-097 NO BACK taxes due
MARVIN & TERESA HUGHES—825 LIGHTSTREET RD BLOOMSBURG—05E-10-028 2012+2013 taxes due.

Ref per Deb Miller

Timothy T. Chamberlain

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



03E-10 028-00 000

TAX YEAR: 2014

ALTERNATE ID:

EFFECTIVE DATE:

Fund

2012	PRIM	4,615.27	761.60	461.53	270.00		6,108.40
2013	PRIM	4,847.56	319.92	484.77	75.00		5,727.25
		9,462.83	1,081.52	946.30	345.00		11,835.65

Interest
Tax cert.

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
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) 409-3320
FAX 855-425-1980

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

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

September 24, 2014

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,



Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: 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

v.

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 **October 1, 2014** at 9:00 A.M. in the above-captioned matter has
been continued until **December 17, 2014** 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: 9/24/14

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

VS. _____

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>511.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1359.51</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2123.01

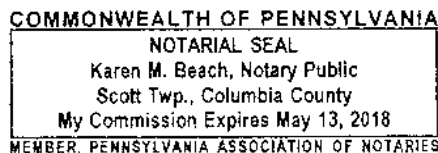
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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 of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
C

Sworn and subscribed to before me this 24th day of September, 2014.

.....
Karen M. Beach
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

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
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WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
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FAX (215) 790-1274

SUITE 800
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(571) 449 9350
FAX: (855) 845-2585

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

August 25, 2014


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 October 1, 2014.

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

Sincerely,

Kellie Keller, Paralegal
McCabe, Weisberg and Conway, P.C.

/kkf

cc: Office of the Sheriff/Real Estate Division

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
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.

SWORN AND SUBSCRIBED

BEFORE ME THIS 27 DAY

OF August, 2014

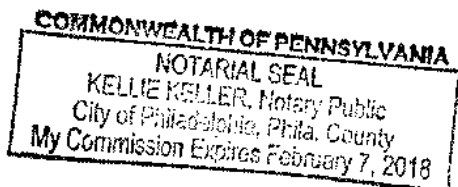
Kellie Keller
NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, P.C.

BY: Carol A. DiPrinzio

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input checked="" type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
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<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input checked="" type="checkbox"/> Carol A. DiPrinzio, Esquire

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, 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
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 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.

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

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

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

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

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

The Benton Municipal Water and Sewer Authority	3rd Street 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
------	---------

None

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

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

Tenants/Occupants	487 Main Street Benton, Pennsylvania 17814
-------------------	---

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 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	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
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

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.

8/27/14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

[] 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. Comer, 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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2012-CV-149

DATE: August 25, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

PROPERTY: 487 Main Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

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.

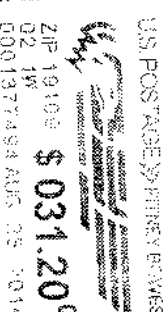
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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.**

1

☐ Insured

Date of Receipt _____



	Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge if	Ac	R
		The Bank of New York Mellon Rea the Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15 c/o Bank of America, N.A. v. Robert F. Conner, II, and Angela L. Conner						
	1		Angela L. Conner 487 Main Street Benton, Pennsylvania 17814					
	2		Robert F. Conner II 487 Main Street Benton, Pennsylvania 17814					
	3		The Benton Municipal Water and Sewer Authority County of Columbia, Pennsylvania 3rd Street Benton, Pennsylvania 17814					
	4		Mortgage Electronic Registration Systems, Inc. as nominee for Decision One Mortgage Company PO BOX 2026 Flint, Michigan 48501-2026					
	5		Decision One Mortgage Company 6060 J.A. Jones Drive, Suite 1000 Charlotte, North Carolina 28287					
	6		Decision One Mortgage Company, LLC 6060 J.A. Jones Drive Suite 1000 Charlotte, North Carolina 28287					
			The Benton Municipal Water and Sewer Authority 3rd Street Benton, Pennsylvania 17814					

[illegible]

[illegible]

Total Number of Pieces listed by Sender 26	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (D) parcels.</p>
--	---	--	--

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

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

SUITE 210
145 HUGENOT 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

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

September 16, 2014

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

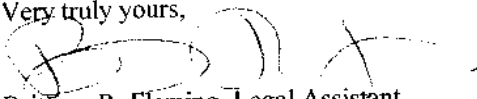
Dear Sir or Madam:

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, 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
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
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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

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 9:00 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.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the

sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
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LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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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.

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

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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.

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Columbia County Lawyer Referral Service
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168 East 5th Street
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570-784-8760**

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 12, 2014

NOTARY

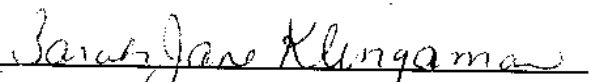
Affirmed and subscribed to before me this

12TH day of SEPTEMBER, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

(L-12) (Notary Public Seal, Notary Public)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 127

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

works @ Giant in Bloom

Serve To:

Name: ANGELA L CONNER

Primary Address: 487 MAIN STREET
PO BOX 704
BENTON, PA 17814

Phone: DOB: 07/26/1966

Alternate Address: 104 Ringtown mtn Rd.

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Bill Ashbary

Relation: Fiance

Date: 9-12-14

Time: 14:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Ringtown mtn Road. 570 204 9360
2. Called on 08/04/14 @ 15:40 Left v-mail
3. Called on 08/19/14 Left v-mail
4. Called on 09/04/14 left v-mail
- 5.
- 6.

CONNER, ANGELA L

2012CV149

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

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

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 UPON THE REAL ESTATE LOCATED AT 487 MAIN STREET, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2014

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

26TH day of AUGUST, 2014

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	487 MAIN STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other
Adult In Charge:	
Relation:	
Date:	8.25-14 Time: 1600
Deputy:	8 Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV149

487 MAIN STREET, BENTON, PA 17814

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg 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

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

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

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 Oct. 1st 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.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV149

SHERIFF'S RETURN OF SERVICE

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,

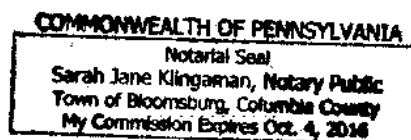

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2014

NOTARY

Affirmed and subscribed to before me this

4TH day of AUGUST 2014





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

(for County/Suite Street, Telephone, fax)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 127

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

Serve To:

Name: ROBERT F CONNER

Primary Address: 487 MAIN STREET
PO BOX 704
BENTON, PA 17814

Phone: DOB:

Alternate Address: CCSO

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Robert F. Conner

Relation: def

Date: 09/04/14

Time: 15:35

Deputy: #3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CONNER, ROBERT F

2012CV149

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

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 127

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 487 MAIN STREET
PO BOX 704
BENTON, PA 17814

Phone: DOB:

Alternate Address: CC50

Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge: Robert F Conner

Relation: occupant

Date: 08/04/14

Time: 15:35

Deputy: #2

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2012CV149

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

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 127

Warrant:

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

Serve To:

Name: Carolyn S. Remley

Primary Address: PO Box 270
Benton, PA 17814

Phone: 570-925-2432

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 7-29-14

Time: 1440

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

REMLEY, CAROLYN S.

2012CV149

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

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

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1000803
Description: **R & A Conner Sheriff Sale**
Run Dates: **09/10/14 to 09/24/14**
Class: **2**
Agate Lines: **207**
Blind Box:

Total Ad Cost \$1,134.51
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/10/14	09/24/14	3	\$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 Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at an iron pin on Main Street (formerly called Second Street), a corner of land now or formerly of William B. Fritz, et ux, and being Fifty (50) feet distant in a course 29 degrees 44 minutes West from the intersection of Main and North Streets; THENCE from the beginning point South 29 degrees 44 minutes West along said Main Street, Forty-nine and Five tenths (49.5) feet to an iron pin corner of land now or formerly of the Estate of Winfield Marcy; THENCE South 58 degrees East along land now or formerly of the Estate of Winfield Marcy, Two Hundred Seventeen and Five-tenths (217.5) feet to an iron pin corner on an alley (called McHenry's alley); THENCE North 29 degrees 44 minutes East along said alley Forty-six (46) feet to an iron pin corner of land now or formerly of said Fritz; THENCE North 56 degrees 57 minutes West along land now or formerly of said Fritz, Two Hundred Seventeen (217) feet to the place of BEGINNING. BEING KNOWN AS: 487 MAIN STREET, BENTON, PENNSYLVANIA 17814

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

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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

PROPERTY ADDRESS: 487 MAIN STREET, BENTON, PA 17814

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

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 121

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 07/29/14 Time: 10:05

Deputy: 7 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV149

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 127

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Haven Richendrfer

Relation:

clerk II

Date:

7-29-14

Time:

10:10

Deputy:

7

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

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 Pennsylvania, bounded and described as follows:

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

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

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

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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

PROPERTY ADDRESS: 487 MAIN STREET, BENTON, PA 17814

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

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

Plaintiff

v.

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

Defendants

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

No. 2014 Term 127 E.D.

No. _____ Term _____ A.D.

No. 2012-CV-149 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 487 Main Street, Benton, Pennsylvania 17814

Amount Due \$ 96,562.54

Interest from 06/06/14 to DATE OF SALE \$

plus \$15.87 per diem thereafter

(Costs to be added)

Total \$

Dated: July 28, 2014

(SEAL)

Barbara M. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosario Antonelli Deputy

Prothonotary & Clerk of Div. Courts
Columbia County, Pa. 17814
July 28, 2014

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2012-CV-149 Term _____ J.D.

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

The Bank of New York Mellon fka the Bank of New York as Trustee
for the Certificateholders of CWALT, Inc., Alternative Loan Trust
2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5 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: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

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

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

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 - 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

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.

I. 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 judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
Plaintiff herein	

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

Name	Address
Plaintiff herein	
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 who has any record interest in the property which may be affected by the sale:

Name	Address
None	

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

Name	Address
Tenants/Occupants	487 Main Street Benton, Pennsylvania 17814

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

7-24-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> 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, II. and Angela L. Conner
Columbia County; Number: 2012-CV-149

✓ Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
✓ Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
✓ Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
✓ PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
✓ PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
X 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 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

Document Receipt

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

DEPARTMENT OF PUBLIC WELFARE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000034422

Doc Ref #: 2014ED127

Postage 5.3400

Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000034415

Doc Ref #: 2014ED124

Postage 5.3400

PHILADELPHIA PA 19106

127

Document Receipt

Trans #	3442	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000034408
Doc Ref #:	2014ED127
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3442	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #	71901140006000034408
Doc Ref #	2014ED127
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3441	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
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Ship to.

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000034392

Doc Ref #: 2014ED127

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3440	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000034385

Doc Ref #: 2014ed127

Postage 5.3400

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
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 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.

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

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 Oct. 15th 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.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

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

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

SUITE 303
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

July 24, 2014

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

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

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

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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

July 24, 2014

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
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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

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FAX: (855) 845-2584

July 24, 2014

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:

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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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2012-CV-149

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

SIR OR MADAM:

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

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

487 Main Street, Benton, Pennsylvania 17814

(more fully described as attached)

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

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

Angela L. Conner
 487 Main Street
 Benton, Pennsylvania 17814

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

7-24-14
 DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

Marc S. Weisberg
☐ 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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
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 Philadelphia, Pennsylvania 19109
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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

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2012-CV-149

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

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(more fully described as attached)

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Robert F. Conner, II.

Angela L. Conner

48 Main Street

487 Main Street

Benton, Pennsylvania 17814

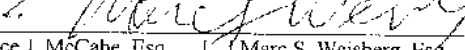
Benton, Pennsylvania 17814

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.

7-24-14
 DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 
☐ 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

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

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2012-CV-149

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

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(more fully described as attached)

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Angela L. Conner

48 Main Street

487 Main Street

Benton, Pennsylvania 17814

Benton, Pennsylvania 17814

WAIVER OF WATCHMAN

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7-24-14
 DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

[] 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

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

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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McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

NO. 93655

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

OF

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Marc S. Weisberg

Shield

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

⑈093655⑈ ⑈031000503⑈ 2000012430022⑈