

SHERIFF'S SALE COST SHEET

New Star Mortgage vs. Dena/ & Desirée Brown
 NO. 119-07 ED NO. 780-07 JD DATE/TIME OF SALE Aug. 29 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>412.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>22.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>924.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>252.66</u>	
SCHOOL DIST. 20	\$ <u>579.22</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>916.88</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	<u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2425.00

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Noonstar Mortgage VS Donald & Deshae Brown

NO. 119-07 ED NO. 780-07 JD

DATE/TIME OF SALE: Aug 29 1000

BID PRICE (INCLUDES COST) \$ 2475.07

POUNDAGE - 2% OF BID \$ 48.50

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2473.57

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2473.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1123.57

STERN AND EISENBERG LLP

ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRSTTRUST
3-7380-2360

1660

AMOUNT

NUMBER

DATE

**\$1,123.52

1660

10/02/2007

PAY

*** ONE THOUSAND ONE HUNDRED TWENTY-THREE & 52/100 DOLLARS

TO THE

ORDER OF

Sheriff- Columbia County

TRUST ACCOUNT

Mary Green

NovaStar vs. Brown

⑆00000⑆ ⑆236073801⑆ 70 3203901⑆

MP

Details on back

Security Features Included



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025

New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

October 1, 2007

RE: NOVASTAR MORTGAGE, INC.
VS: DONALD BROWNA ND DESIREE BROWN
C.C.P. COLUMBIA CO., NO. 780 CV 2007 MF

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find letter assigning bid together with Realty Transfer Tax Affidavits in duplicate, along with our check in the amount of \$1,123.52 representing the funds due the Sheriff. Kindly prepare the sheriff's deed and have the same recorded.

If you have any questions or need anything else, please do not hesitate to contact our office.

Very truly yours,

STEVEN K. EISENBERG

SKE/dt
Enclosures

J:\DIANE\SETTLE SHERIFF\NOVASTAR-DONALD BROWN COLUMBIA 10-07.DOC

Richard F. Stern/rstern@sterneisenberg.com • Steven K. Eisenberg*/seisenberg@sterneisenberg.com • Bradley D. Sisley*/bsisley@sterneisenberg.com

**Admitted to practice in PA & NJ*

Olga W. Stercho (1955-2003)



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025

New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

October 1, 2007

RE: NOVASTAR MORTGAGE, INC.
VS: DONALD BROWNA ND DESIREE BROWN
C.C.P. COLUMBIA CO., NO. 780 CV 2007 MF

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Please assign my bid as attorney on the writ to NovaStar Mortgage, Inc., 8140 Ward Parkway,
#200, Kansas City, MO 64114.

Very truly yours,

STEVEN K. EISENBERG

SKE/dt
Enclosures

J:\DIANE\SETTLE SHERIFF\NOVASTAR-DONALD BROWN COLUMBIA 10-07.DOC

Richard E. Stern /rstern@sterneisenberg.com • Steven K. Eisenberg*/seisenberg@sterneisenberg.com • Bradley D. Sisley*/bsisley@sterneisenberg.com

**Admitted to practice in PA & NJ*

Olena W. Stercho (1955-2003)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name

Steven K. Eisenberg, Esquire

Telephone Number:

Area Code 7215 572-8111

Street Address

261 Old York Road, Suite 410, The Pavilion

City

Jenkintown

State

PA

Zip Code

19046

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

NovaStar Mortgage, Inc.

Street Address

P.O. Box 380

Street Address

8140 Ward Parkway, #200

City

Bloomsburg

State

PA

Zip Code

17815

City

Kansas City

State

MO

Zip Code

64114

C PROPERTY LOCATION

Street Address

1145 6th Ave.

City, Township, Borough

Berwick

County

Columbia

School District

Tax Parcel Number

07-02A-051-00.000

D VALUATION DATA

1. Actual Cash Consideration

\$2,473.52

2. Other Consideration

+ 0

3. Total Consideration

= \$2,473.52

4. County Assessed Value

\$14,121.00

5. Common Level Ratio Factor

x 3.55

6. Fair Market Value

= 50,129.55

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐

Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐

Transfer to Industrial Development Agency.

☐

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

☐

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

☐

Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number

200607006

Page Number

☐

Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐

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

☐

Other (Please explain exemption claimed, if other than listed above.)

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

Steven K. Eisenberg, Esq.

Date

10/1/07

Commonwealth of PA
Dept. of Labor & Industry
Harrisburg, PA 17121

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 7001

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 7018

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 7032

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature *David P. ...* ☒ Agent ☐ Address
B. Received by (Printed Name) *DAVID P. ...* C. Date of Delivery *7-5-7*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Geno Bryan* ☒ Agent ☐ Address
B. Received by (Printed Name) *Geno Bryan* C. Date of Delivery *7-5-7*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. ...* ☒ Agent ☐ Address
B. Received by (Printed Name) *Samuel J. ...* C. Date of Delivery *JUL 03 2004*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *...* ☒ Agent ☐ Address

B. Received by (Printed Name) *...* C. Date of Delivery *JUL 03 2004*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *...* ☒ Agent ☐ Address

B. Received by (Printed Name) *...* C. Date of Delivery *JUL 03 2004*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

STATE OF PENNSYLVANIA

} SS

Paula J. Barry 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 August 8, 15, 22, 2007 as printed and published; 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.

Sworn and subscribed to before me this 23rd day of AUGUST, 2007.

My commission expires July 3, 2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

Stern and Eisenberg LLP
(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025
New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

July 31, 2007

RE: NOVASTAR MORTGAGE, INC.
VS. DONALD BROWN AND DESIREE BROWN
C.C.P. COLUMBIA COUNTY, NO. 780 CV 2007 MF

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,


STEVEN K. EISENBERG

SKF/ah
Enclosure
Cc: Sheriff Columbia County

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

STEVEN K. EISENBERG, ESQUIRE
STERN AND EISENBERG LLP
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111
I.D. #75736

NOVASTAR MORTGAGE, INC.

VS.

NO. 780-CV-2007 MF

:

DONALD BROWN AND
DESIREE BROWN

CERTIFICATE OF SERVICE

I, STEVEN K. EISENBERG, ESQ., attorney for the within Plaintiff, hereby
certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail,
return receipt requested on July 25, 2007 and received by the Defendants on July 27, 2007
as evidenced by copy of certified mail receipts and signed green cards attached.

STERN AND EISENBERG LLP



BY: _____
STEVEN K. EISENBERG
Attorney for Plaintiff

7/31/07

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Desiree Brown
1145 6th Ave.
Berwick, PA 18603

2. Article Number
(Transfer from service label)

7006 2150 0003 8531 0894

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Donald Brown Date of Delivery Jul 27 2007
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Donald Brown
1145 6th Ave.
Berwick, PA 18603

2. Article Number
(Transfer from service label)

7005 1820 0002 7447 7529

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Donald Brown Date of Delivery Jul 27 2007
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Desiree Brown
Street, Apt. No., or PO Box No. 1145 6th Ave.
City, State, ZIP+4[®] Berwick PA 18603

PS Form 3800, August 2005 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To DONALD BROWN
Street, Apt. No., or PO Box No. 1145 6th Ave
City, State, ZIP+4[®] Berwick PA 18603

PS Form 3800, June 2002 See Reverse for Instructions

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

NOVASTAR MORTGAGE INC.

VS.

DONALD AND DESIREE BROWN

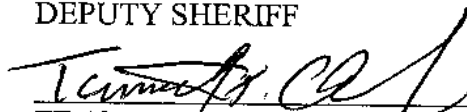
WRIT OF EXECUTION #119 OF 2007 ED

POSTING OF PROPERTY

July 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONALD AND DESIREE BROWN. AT 1145 6TH AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



LAW OFFICES

Stern and Eisenberg LLP
(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025
New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

July 25, 2007

RE: NOVASTAR MORTGAGE, INC.
VS. DONALD BROWN AND DESIREE BROWN
C.C.P. COLUMBIA COUNTY, NO. 780 CV 2007 MF

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

STEVEN K. EISENBERG

SKE/ah
Enclosure
Cc: Sheriff Columbia County

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

STEVEN K. EISENBERG, ESQUIRE
STERN AND EISENBERG LLP

The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111
I.D. #75736

NOVASTAR MORTGAGE, INC.

VS.

NO. 780-CV-2007 MF

:

DONALD BROWN AND
DESIREE BROWN

CERTIFICATE OF SERVICE

I, STEVEN K. EISENBERG, ESQ., attorney for the within Plaintiff, hereby
certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail,
return receipt requested on July 25, 2007.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by
regular, first-class, postage prepaid mail on July 25, 2007 as evidenced by copy of
certificates of mailing attached.

STERN AND EISENBERG LLP



BY: _____

STEVEN K. EISENBERG
Attorney for Plaintiff

7/25/07

6252 4442 2000 029T 5002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: **DONALD BROWN**
 Street, Apt. No., or PO Box No. **1145 6th Ave**
 City, State, ZIP+4 **Berwick PA 18603**

PS Form 3800, June 2002

See Reverse for Instructions

PS Form 3817, January 2001

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

One piece of ordinary mail addressed to:
 Commonwealth of PA
 Dept. of Labor and Industry
 10th Fl.-L & I Building
 Harrisburg, PA 17121

PA 18603-9046 JUL 25 07
 PB8694150

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: **Desiree Brown**
 Street, Apt. No., or PO Box No. **1145 6th Ave**
 City, State, ZIP+4 **Berwick PA 18603**

PS Form 3800, August 2006

See Reverse for Instructions

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

One piece of ordinary mail addressed to:
 Tax Claim Bureau
 Columbia County Courthouse
 P.O. Box 380
 Bloomsburg, PA 17815

PA 18603-9046 JUL 25 07
 PB8694150

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

STERN & EISENBERG LLP
 Attorneys at Law
 The Pavilion
 261 Old York Road, Suite 410
 Jonkintown, PA 19046-6722

One piece of ordinary mail addressed to:

Domestic Relations
Columbia Coutny Courthosue
P.O. Box 380
Bloomsburg, PA 17815

PS Form 3817, January 2001

ATTACH HERE IN STAMPS OR OTHER POSTAGE AND POSTMARK. INQUIRE OF POSTMASTER FOR CURRENT FEE.

PA 18603-9046 JUL 25 07
 PB8694150

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NOVASTAR MORTGAGE, INC.

Docket # 119ED2007

VS

MORTGAGE FORECLOSURE

DONALD AND DESIREE BROWN

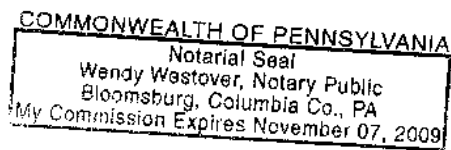
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, JULY 03, 2007, AT 2:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONALD BROWN AT 1145 6TH AVE., BERWICK BY HANDING TO DONALD BROWN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JULY 05, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
S. HARTZEL
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NOVASTAR MORTGAGE, INC.

Docket # 119ED2007

VS

MORTGAGE FORECLOSURE

DONALD AND DESIREE BROWN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 03, 2007, AT 2:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DESIREE BROWN AT 1145 6TH AVE., BERWICK BY HANDING TO DONALD BORWN, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JULY 05, 2007

NOTARY PUBLIC

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X

S. HARTZEL
DEPUTY SHERIFF



July 18, 2007

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

NOVASTAR MORTGAGE, INC.

VS.

DONALD AND DESIREE BROWN

DOCKET # 119ED2007

JD # 780JD2007

Dear Timothy:

The balance due on sewer account #500520 for the property located at 1145 6th Avenue Berwick, Pa through September 2007 is \$428.20.

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

Sincerely,

Kelly Greer
Authority Clerk

Tax Notice 2007 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: TUES & THURS: 6PM TO 9PM
WEDNESDAY: 1PM-4PM & 6PM-9PM
NOV & DEC: WEDNESDAY HOURS ONLY
PHONE: 570-759-2118

FOR: COLUMBIA COUNTY

DATE
03/01/2007BILL NO.
10389

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	14,121	6.148	85.05	88.79	95.47
SINKING		1.345	18.61	18.99	20.89
FIRE		1	13.84	14.12	15.53
TWP RE		5	69.20	70.61	77.67
LIGHT	FLAT		20.58	21.00	23.10
The discount & penalty have been calculated for your convenience			207.28	211.51	232.66
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

BROWN DONALD & DESIREE
1145 6TH AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07-02A-051-00,000
1145 SIXTH AVE
.1653 Acres Land 1,368
Buildings 12,753
Total Assessment 14,121

This tax returned to
courthouse on:
January 1, 2008

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

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007		BILL# 000203		TAXPAYER COPY	
BRIAR CREEK TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	14121	48.100	665.64	679.22	747.14
JOAN M. ROTHERY							
122 TWIN CHURCH ROAD							
BERWICK, PA 18603							
HOURS					665.64	679.22	747.14
Tue & Wed 6pm-9pm					IF PAID ON	IF PAID ON	IF PAID
Wed 1pm-4pm and 6pm-9pm					OR BEFORE	OR BEFORE	AFTER
Nov & Dec: Wed hours only					Aug 31	Oct 31	Nov 1
PHONE 570-759-2118							

NO REFUNDS UNDER \$5.00

M
A BROWN DONALD & DESIREE
I 1145 6TH AVE
L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.	8738
PARCEL 07 02A05100000			
1145 SIXTH AVE	1368.00	SCHOOL PENALTY 10%	
20060-0392	12753.00	DELINQUENT TAX TO	
0.17 ACRES		COURTHOUSE DEC 15	

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
DONALD BROWN
1145 6TH AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Don

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-3-07 TIME 1410 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>7-3-07</u>	<u>0936</u>	<u>SH</u>	<u>NA-LC</u>

DEPUTY

DATE 7-3-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
DESIREE BROWN
1145 6TH AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Donal

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7/10 TIME 7:30 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>7-3-07</u>	<u>0937</u>	<u>SH</u>	<u>NA-LL</u>

DEPUTY

DATE

7-3-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PUT IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-3-07 TIME 0925 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE

7-3-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP Wife IDENTIFICATION _____

DATE 7-3-07 TIME 0917 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

7-3-07

COUNTY OF COLUMBIA

Fee: \$5.00

District: BRIARCREEK TWP
Deed: 20060 -0392
Location: 1145 SIXTH AVE
Parcel Id:07 -02A-051-00,000

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

By: Timothy T. Chamberlain,
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/27/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

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

SERVED UPON JOE HORVAT

RELATIONSHIP DEPUTY DIRECTOR IDENTIFICATION _____

DATE 6/29/07 TIME 1155 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

☒ OTHER (SPECIFY) SERVED ON DEPUTY
DIRECTOR

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>6/29/07</u>	<u>1155</u>	<u>CARROLL</u>	<u>SERVED</u>
DEPUTY	<u>B. A. Carroll</u>			DATE <u>6/29/07</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/27/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 119ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT DONALD AND DESIREE BROWN
ATTORNEY FIRM STERN AND EISENBERG LLP

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6-28-7 TIME 1405 MILEAGE _____ OTHER _____

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

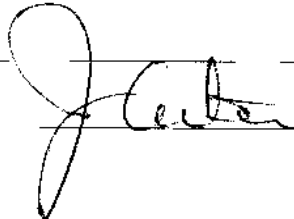
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY



DATE 6-28-7

REAL ESTATE OUTLINE

ED # 119-07

DATE RECEIVED 6-27-07
DOCKET AND INDEX 6-28-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>1394</u>

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

SALE DATE	<u>Aug. 27, 07</u>	TIME <u>1000</u>
POSTING DATE	<u>Aug 25, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 07</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2007 ED AND CIVIL WRIT NO. 780 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm; THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley; THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800; THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue, THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Richard R. Stern
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2007 ED AND CIVIL WRIT NO. 780 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm; THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley; THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800; THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue, THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Richard R. Stern
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2007 ED AND CIVIL WRIT NO. 780 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Frcas Farm; THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley; THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800; THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue, THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Richard R. Stern
261 Old York Road
Jenkintown, PA 19046

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

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

NovaStar Mortgage, Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 780 CV 2007 Term 19

2007-ED-119

vs

Donald and Desiree Brown

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~Bucks~~ COLUMBIA

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

1145 6th Ave., Berwick, PA 18603
SEE ATTACHED LEGAL DESCRIPTION

Amount Due \$ 87,848.94

Interest from the date judgment \$
is entered until paid in full at the per diem rate of \$21.80/
Total \$ Plus costs \$

as endorsed.

Dated 6/27/07

(SEAL)

Fanni B. Kline / EAB
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm;

THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley;

THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800;

THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue,

THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of **BEGINNING**.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

RICHARD F. STERN, ESQUIRE
STEVEN K. EISENBERG, ESQUIRE
BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

NovaStar Mortgage, Inc.
v.

Donald Brown and Desiree Brown

Defendant(s)

Civil Action: 780 cv 2007

2007-ED-119

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1145 6th Ave. , Berwick, PA.**

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

Donald Brown and Desiree Brown
1145 6th Ave.
Berwick, PA 18603

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

Donald Brown and Desiree Brown
1145 6th Ave.
Berwick, PA 18603

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

Commonwealth of Pa.- Dept. of Labor and Industry
10th Fl.- L&I Building
Harrisburg, PA 17121

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

N/A

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

N/A

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

N/A

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 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.

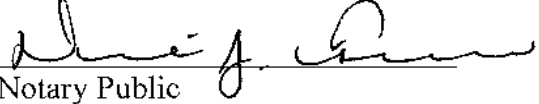
Date: June 21, 2007

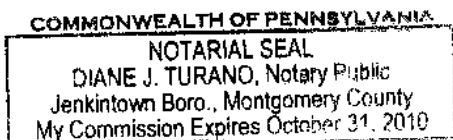
STERN AND EISENBERG LLP

BY:


STEVEN K. EISENBERG
Attorney for Plaintiff

Sworn to and subscribed before me
this 22nd Day of June, 2007.


Notary Public



ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm;

THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley;

THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800;

THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue,

THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

RICHARD F. STERN, ESQUIRE
STEVEN K. EISENBERG, ESQUIRE
BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

NovaStar Mortgage, Inc.

v.

Donald Brown and Desiree Brown

Defendant(s)

Civil Action: 780 cv 2007

2007-ED-119

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1145 6th Ave. , Berwick, PA.**

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

Donald Brown and Desiree Brown
1145 6th Ave.
Berwick, PA 18603

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

Donald Brown and Desiree Brown
1145 6th Ave.
Berwick, PA 18603

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

Commonwealth of Pa.- Dept. of Labor and Industry
10th FL- L&I Building
Harrisburg, PA 17121

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

N/A

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

N/A

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

N/A

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 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.

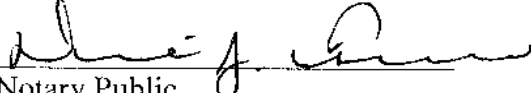
Date: June 21, 2007

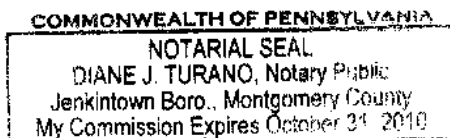
STERN AND EISENBERG LLP

BY:

STEVEN K. EISENBERG
Attorney for Plaintiff

Sworn to and subscribed before me
this 22nd Day of June, 2007.


Notary Public



ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm;

THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley;

THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800;

THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue,

THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

RICHARD F. STERN, ESQUIRE
STEVEN K. EISENBERG, ESQUIRE
BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

COPY

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

NovaStar Mortgage, Inc.

v.

Donald Brown and Desiree Brown

Defendant(s)

Civil Action: 780 cv 2007

2007-ED-119

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Donald Brown and Desiree Brown
1145 6th Ave.
Berwick, PA 18603

Your real estate at **1145 6th Ave. , Berwick, PA** is scheduled to be sold at Sheriff's Sale on _____, 2007 at _____ A.M. , Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$87,848.94 obtained by NovaStar 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 Stern and Eisenberg, LLP the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern and Eisenberg LLP, telephone (215) 572-8111.
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 notice on page two 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 Stern and Eisenberg LLP, telephone (215) 572-8111.
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 in the sale. To find out if this has happened you may call Stern and Eisenberg LLP, telephone (215) 572-8111.
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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-570-784-8760

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1802, this being the east side of the third lot east of Warren Street on Sixth Avenue in Briar Creek Township, on what was formerly known as the Freas Farm;

THENCE, in a northerly direction a distance of 160 feet to fifteen foot alley;

THENCE, in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1800;

THENCE, in a southerly direction along Lot No. 1800, a distance of 160 feet to Sixth Avenue,

THENCE, in a westerly direction along Sixth Avenue, a distance of 45 feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 1801. See Plot or Plan, recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8, Page 366.

BEING the same premises which Bradley L. Jones and Glenda J. Jones a/k/a Glenda J. Sterner, by Deed dated November 21, 2005 and recorded January 12, 2006 as Instrument No. 200600392, granted and conveyed unto Donald Brown and Desiree Brown, husband and wife, in fee.

ORDER FOR SERVICE

DATE 6-22-07

PROTHY. NO. 780 CV 2007

TO: SHERIFF OF COLUMBIA COUNTY

FROM: STEVEN K. EISENBERG, ESQ.
STERN AND EISENBERG
STE. 410, THE PAVILION
261 OLD YORK ROAD
JENKINTOWN, PA 19046

WRIT AND OR
COMPLAINT
ASSUMPSIT
TRESPASS
EQUITY
DIVORCE

NováStar Mortgage, INC.

Plaintiff

Vs.

Donald Brown and Desiree Brown

Defendant

SERVE AT: (If R.D. Address must include specific instructions, also must have Apt. Number and Apt. Bldg. Number)

Donald and Desiree Brown

STREET 1145 6th Ave.

POST OFFICE _____

TOWNSHIP Berwick, PA 18603

SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVICE WAS NOT MADE BECAUSE



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025

New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

June 21, 2007

RE: NOVASTAR MORTGAGE, INC.
VS. DONALD AND DESIREE BROWN
C.C.P. COLUMBIA CO. NO. 780 CV 2007 MF

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

Praeipie for Entry of Judgment
Notice of Sale to Defendant
3129.1 Affidavit in duplicate
Praeipie for Writ of Execution
Writ of Execution
Abstract, in duplicate
Certificate to the Sheriff
Certification to the Sheriff
Check to the Sheriff for \$1,350.00
Check to Prothonotary \$37.00 (enter judgment and issue writ)

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,

STEVEN K. EISENBERG

SKE/dt
Enclosures

STERN AND EISENBERG LLP
ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRSTTRUST
3-7380-2360

1394

DATE NUMBER AMOUNT

06/25/2007

1394

**\$1,350.00

PAY

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

TO THE
ORDER OF

Sheriff- Columbia County

TRUST ACCOUNT

NovaStar vs Brown

⑈001394⑈ ⑈23607380⑈ 70 320390⑈

Mary Brown

MP

060919/11-02

Details on back

Security Features Included