

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Novastar Mkt, Inc. VS Robert & Judith Fausnaught

NO. 171-07 ED NO. 1195-07 JD

DATE/TIME OF SALE: 2-6-08 0900

BID PRICE (INCLUDES COST) \$ 2295,14

POUNDAGE - 2% OF BID \$ 45,90

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2341,04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2341,04

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 991,04

SHERIFF'S SALE COST SHEET

Navigstar Mkt. Inc. vs. Robert & Judith Fausnaught
 NO. 171-07 ED NO. 1195-07 JD DATE/TIME OF SALE 2-6-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>413.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>646.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>871.56</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>721.98</u>	
TOTAL *****		\$ <u>721.98</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$ <u>106.60</u>	
TOTAL *****		\$ <u>106.60</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2295.14

STERN AND EISENBERG LLP

ATTORNEYS AT LAW

261 OLD YORK ROAD

410 THE PAVILION

JENKINTOWN, PA 19046

215-572-8111

FIRSTTRUST
3-7380-2360

10180

DATE

02/08/08

CHECK

10180

AMOUNT

*****\$991.04

*** NINE HUNDRED NINETY-ONE & 04/100 DOLLARS

PAY
TO THE
ORDER
OF:

Sheriff- Columbia County

GENERAL ACCOUNT

⑈010180⑈ ⑆23607380⑆ 70 3204008⑈

Mary Davis

MP

Security Features Included.



Details on back.



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: (215) 572-8111
Street Address 261 Old York Road, Suite 410, The Pavilion	Area Code
City Jenkintown	State PA
	Zip Code 19046

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Grantee(s)/Lessee(s) NovaStar Mortgage, Inc.	
Street Address P.O. Box 380	Street Address 8140 Ward Parkway, #200
City Bloomsburg	City Kansas City
State PA	State MO
Zip Code 17815	Zip Code 64114

C PROPERTY LOCATION

Street Address 548-550 2-1/2 Street	City, Township, Borough Catawissa
County Columbia	School District
	Tax Parcel Number 08-02-011

D VALUATION DATA

1. Actual Cash Consideration \$2,341.04	2. Other Consideration + 0	3. Total Consideration = \$2,341.04
4. County Assessed Value \$15,371.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$54,567.05

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

<input type="checkbox"/> Will or intestate succession	(Name of Decedent)	(Estate File Number)
<input type="checkbox"/> Transfer to Industrial Development Agency.		
<input type="checkbox"/> Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)		
<input type="checkbox"/> Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)		
<input type="checkbox"/> 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.)		
<input checked="" type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20061209 , Page Number 		
<input type="checkbox"/> Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)		
<input type="checkbox"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)		
<input type="checkbox"/> 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

2/8/08



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

February 8, 2008

RE: NOVASTAR MORTGAGE, INC.

VS: ROBERT S. FAUSNAUGHT AND JUDITH M. FAUSNAUGHT

C.C.P. COLUMBIA CO., NO. 2007 ED 171

Sheriff's Office- Real Estate
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 \$991.04 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

JADIANE\SETTLE SHERIFF\NOVASTAR-ROBERT FAUSNAUGHT COLUMBIA 2-08.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*

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

February 8, 2008

RE: NOVASTAR MORTGAGE, INC.

VS: ROBERT S. FAUSNAUGHT AND JUDITH M. FAUSNAUGHT

C.C.P. COLUMBIA CO., NO. 2007 ED 171

Sheriff's Office- Real Estate
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

JADIANESETTLE SHERIFF-NOVASTAR-ROBERT FAUSNAUGHT COLUMBIA 2-08.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*

Olga W. Stercho (1955-2003)

<p>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 5526</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 5533</p>	<p>102595-02-M-1540</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	
<p>1. Article Addressed to:</p> <p>Capital One Bank c/o Weltman, Weinberg & Reis 2718 Koppers Bldg, 436 7th Ave. Pittsburgh, PA 15219</p>	<p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 5496</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>1. Article Addressed to:</p> <p>Capital One Bank c/o Weltman, Weinberg & Reis 2718 Koppers Bldg, 436 7th Ave. Pittsburgh, PA 15219</p>	<p>2. Article Number (Transfer from service label)</p> <p>7006 2760 0004 5957 5502</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } 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 January 16, 23, 30, 2008 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 30th day of January, 2008..

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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.

.....

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JAN-08

FEE:\$5.00

CERT. NO:4151

FAUSNAUGHT ROBERT & JUDITH
548 2 1/2 STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20061-2097
LOCATION: 548 550 2 1/2 ST CATAWISSA
PARCEL: 08 -02 -011-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	711.76	5.22	0.00	716.98
TOTAL DUE :					\$716.98

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 1, 2008

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

RE: Novastar Mortgage vs. Robert S. & Judith M. Fausnaught
Docket # 171ED2007 JD # 1195JD2007

Mortgage Electronic Registration Systems vs. Dawn M. Haas
Docket # 212ED2007 JD # 268JD2006

The Bank of New York Trust Company, NA vs. Lisa M. Mertz
Docket # 213ED2007 JD # 704JD2007

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amounts owed as of February 1, 2008:

Robert & Judith Fausnaught - 548 & 550 2 ½ St., Catawissa, PA	\$ 106.60
Dawn M. Haas - 449 Grove Ave., Catawissa, PA	\$ 30.00
Lisa M. Mertz - 320 North 2nd St., Catawissa, PA (We do have a lien filed on this property)	\$ 57.20

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/17/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1550 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 PC DATE _____

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5435

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 794-6399

Tuesday, September 18, 2007

**PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA, PA 17820-**

NOVASTAR MORTGAGE, INC.

VS

ROBERT S. FAUSNAUGHT AND JUDITH M. FAUSNAUGHT

DOCKET # 171ED2007

JD # 1195JD2007

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*RE - open
school - open*

2007 County & Municipality
CATAWISSA BORO
MAKE CHECKS PAYABLE TO:
PAULA CLARK
138 SOUTH STREET
Catawissa PA 17820

HOURS EVERY TUESDAY: 8 PM - 5 PM
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15
APPT ONLY. AFTER OCT 31 - APPT. ONLY
PHONE: 570-356-2180

BILL NO.
12171

DATE
03/01/2007

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
DESCRIPTION	ASSESSMENT	UNITS	LESS DISCOUNT	TAX AMOUNT DUE	TOTAL PENALTY
GENERAL	15,370	6.146	92.57	94.46	103.91
SINKING		1.345	20.26	20.67	22.74
FIRE TAX		1	15.06	15.37	16.91
BORO RE		5.42	81.84	83.31	91.64
PAY THIS AMOUNT			208.53	213.81	235.20
This discount & penalty have been calculated for your convenience			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CITY			This tax returned to courthouse on: January 1, 2008		
Discount 2 % 2 %					
Penalty 10 % 10 %					
PARCEL: 08-02-011-00,000					
548 550 2 1/2 ST					
.1905 Acres					
Land			2,490		
Buildings			12,880		
Total Assessment			15,370		

FILE COPY

FAUSNAUGHT ROBERT & JUDITH
548 2 1/2 STREET
CATAWISSA PA 17820

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SOUTHERN COLUMBIA AREA SD		2007 SCHOOL REAL ESTATE TAX BY 01/01/2007		REAL ESTATE TAX COLLECTOR COPY	
DESCRIPTION	ASSESSMENT	RATE	TAX DUE	TAX AMOUNT	TOTAL PENALTY
REAL ESTATE	15370	27.300	419.60	419.60	461.56
INSTALLMENT PLAN					
First installment	139.87		419.60	419.60	461.56
Second installment	139.87				
Final installment	139.86				
SCHOOL PENALTY AT 108					
PROPERTY DESCRIPTION				ACCT.	27474
PARCEL 08 02 01100000					
548550 2 1/2 ST				2490.00	
20061-2097				12880.00	
0.19 ACRES					

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 399-9625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

NOVASTAR MORTGAGE, INC.

Docket # 171ED2007

VS

MORTGAGE FORECLOSURE

ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

AFFIDAVIT OF SERVICE

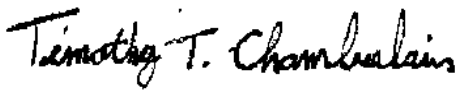
NOW, THIS THURSDAY, SEPTEMBER 20, 2007, AT 10:30 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON ROBERT FAUSNAUGHT AT 548-550 2 1/2
STREET, CATAWISSA BY HANDING TO JUDITH FAUSNAUGHT, Mother, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, SEPTEMBER 20, 2007


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
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) 704-6300

NOVASTAR MORTGAGE, INC.

Docket # 171ED2007

VS

MORTGAGE FORECLOSURE

ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, SEPTEMBER 20, 2007, AT 10:30 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JUDITH FAUSNAUGHT AT 548-550 2 1/2 STREET,
CATAWISSA BY HANDING TO JUDITH FAUSNAUGHT, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

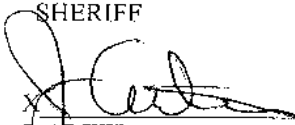
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, SEPTEMBER 20, 2007


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF



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

December 26, 2007

RE: NOVASTAR MORTGAGE, INC.
VS. ROBERT S. FAUSNAUGHT AND JUDITH M. FAUSNAUGHT
C.C.P. COLUMBIA COUNTY, NO. 2007 ED 171

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. 2007 ED 171

:

ROBERT S. FAUSNAUGHT AND
JUDITH M. FAUSNAUGHT

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 December 13, 2007 and received by the Defendants on December 15, 2007 as evidenced by copy of certified mail receipts and signed green cards attached.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on December 13, 2007 as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG LLP

BY: 

STEVEN K. EISENBERG
Attorney for Plaintiff

12/26/07

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.

Article Addressed to:
Judith M. Fausnaught
548-550 2 1/2 ST.
Catawissa, PA 17820

Article Number
 (Transfer from service label) 7006 3450 0000 8854 9205

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-41-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee
 B. Received by (Printed Name) Judith M. C. Date of Delivery 12-15-07
 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 Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

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

Postmark Here

Sent to Judith M. Fausnaught
548-550 2 1/2 ST.
Catawissa PA 17820
 City, State, ZIP+4®

PS Form 3800, August 2006 See Reverse for Instructions

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.

Article Addressed to:
Robert S. Fausnaught
548-550 2-1/2 ST.
Catawissa, Pa
- 17820

Article Number
 (Transfer from service label) 7006 3450 0000 8853 5840

Form 3811, February 2004 Domestic Return Receipt 102595-02-41-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee
 B. Received by (Printed Name) Robert S. C. Date of Delivery 12-15-07
 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 Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

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

Postmark Here

Sent to Robert S. Fausnaught
548-550 2-1/2 ST.
Catawissa PA 17820
 City, State, ZIP+4®

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Capital One Bank
c/o Weltman Weinberg Rees
2718 Koppers Bldg 436TH AVE
Pittsburgh, PA 15219

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Common Wealth of PA
35 W. Main ST
P.O. BOX 380
Blommsburg, PA 17815

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Ellen Palladino / Eileen Ruto
24 Ashton Hollow Rd
Rt 3, Box 451
Catawissa, PA 17820

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Atlanta Credit & Finance
c/o Frederic Weinberg
1001 E. Hector ST Ste 200
Cumtuck PA 19428

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Domestic Relations
Columbia County Courthouse
P.O. Box 380
Blommsburg, PA 17815

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: STERN & EISENBERG LLP
Attorneys at Law
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:
Law Clerk Bureau
Columbia County Courthouse
P.O. Box 380
Blommsburg PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2007

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON Kimberly Rhoads

RELATIONSHIP Sect IDENTIFICATION _____

DATE 12-4-7 TIME 1125 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

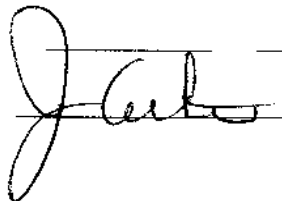
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-4-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
PAULA CLARK-TAX COLLECTOR	MORTGAGE FORECLOSURE
138 SOUTH STREET	
CATAWISSA	

SERVED UPON Dropped in Mail slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-4-7 TIME 1140 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

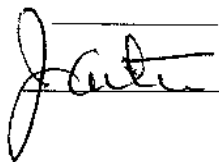
F. OTHER (SPECIFY) _____

ATTEMPTS

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

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

DEPUTY



DATE 12-4-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA WATER AUTH.	MORTGAGE FORECLOSURE
SCHOOLHOUSE ROAD	
CATAWISSA	

SERVED UPON Alice Snyder

RELATIONSHIP Sect IDENTIFICATION _____

DATE 12-4-7 TIME 1115 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

J. Gales

DATE 12-4-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/17/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

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

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SER. IDENTIFICATION _____

DATE 12-3-7 TIME 1400 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

J. A. [Signature]

DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT FAUSNAUGHT	MORTGAGE FORECLOSURE
548-550 2 1/2 STREET	
CATAWISSA	

SERVED UPON Judith

RELATIONSHIP Mother IDENTIFICATION _____

DATE 9-20-07 TIME 1030 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

J. Curda

DATE 9-20-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/17/2007

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 171ED2007

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT ROBERT S. FAUSNAUGHT AND JUDITH M.
FAUSNAUGHT

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
JUDITH FAUSNAUGHT	MORTGAGE FORECLOSURE
548-550 2 1/2 STREET	
CATAWISSA	

SERVED UPON Judith

RELATIONSHIP DEF IDENTIFICATION _____

DATE 9-20-7 TIME 1030 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

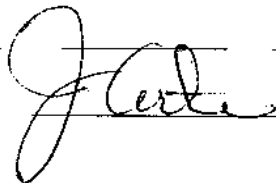
F. OTHER (SPECIFY) _____

ATTEMPTS

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

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

DEPUTY



DATE 9-20-7

REAL ESTATE OUTLINE

ED # 171-07

DATE RECEIVED 9-17-07
DOCKET AND INDEX 9-18-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1613

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

SALE DATE Feb. 6, 08 TIME 0900
POSTING DATE Jan. 9, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 16
2ND WEEK 23
3RD WEEK 30

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 171 OF 2007 ED AND CIVIL WRIT NO. 1195 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 lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, 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
Steven Eisenberg
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 171 OF 2007 ED AND CIVIL WRIT NO. 1195 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 lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, 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
Steven Eisenberg
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 171 OF 2007 ED AND CIVIL WRIT NO. 1195 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 lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Decd dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, 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
Steven Eisenberg
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
COLUMBIA COUNTY,
PENNSYLVANIA

vs.

NO. 2007-CV-1195

Robert S. Fausnaught and Judith M. Fausnaught

2007-ED-171
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:
County of 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:

548-550 2-1/2 Street, Catawissa, PA 17820

See full legal description attached

Amount due.....\$ 65,429.05

Interest from 9/10/07 at the per
diem rate of \$15.63 until
judgment is paid in full.....\$ _____

Total.....\$ _____ plus costs \$ _____.

Dated: 9/17/07

(SEAL)

Fanni B. Kline

Prothonotary, Common Pleas Court of
Columbia County, PA

By: Elizabeth A. Brown

Deputy

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, in fee.



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

September 10, 2007

RE: NovaStar Mortgage Inc.

VS. ROBERT S. FAUSNAUGHT AND JUDITH M. FAUSNAUGHT

C.C.P. COLUMBIA CO. NO. 2007-CV-1195

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

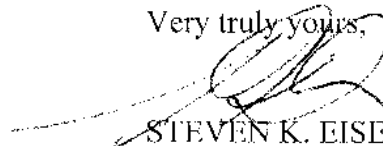
Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Robert S. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

Please forward an affidavit of service once completed.

Very truly yours,



STEVEN K. EISENBERG

SKE/sp
Enclosures

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.

Robert S. Fausnaught and Judith M. Fausnaught

Defendant(s)

Civil Action: 1195 CV 2007

1195 CV 2007
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 **548-550 2-1/2 Street, Catawissa, PA.**

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

Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

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

Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

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 Pennsylvania
35 West main Street
P.O. Box 380
Bloomsburg, PA 17815

Capital One Bank
c/o Weltman, Weinberg & Reis Co., L.P.A.
2718 Koppers Bldg., 436 7th Avenue
Pittsburgh, PA 15219

Ellen Palladino/ Eileen Rubio
(will attempt to ascertain)

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

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.

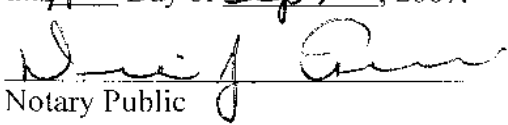
Date: September 10, 2007

STERN AND EISENBERG LLP

BY:


STEVEN K. EISENBERG
RICHARD F. STERN
BRADLEY D. SISLEY
Attorney for Plaintiff

Sworn to and subscribed before me
this 11th Day of Sept., 2007.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

DIANE J. TURANO, Notary Public
Jenkintown Boro., Montgomery County
My Commission Expires October 31, 2010

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, 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.

Robert S. Fausnaught and Judith M. Fausnaught

Defendant(s)

Civil Action: 1195 CV 2007

2007-ED-171
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 **548-550 2-1/2 Street, Catawissa, PA.**

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

Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

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

Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

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 Pennsylvania
35 West main Street
P.O. Box 380
Bloomsburg, PA 17815

Capital One Bank
c/o Weltman, Weinberg & Reis Co., L.P.A.
2718 Koppers Bldg., 436 7th Avenue
Pittsburgh, PA 15219

Ellen Palladino/ Eileen Rubio
(will attempt to ascertain)

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

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

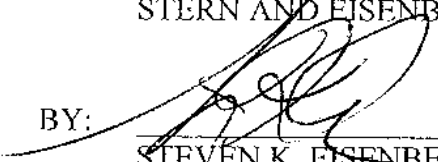
Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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.

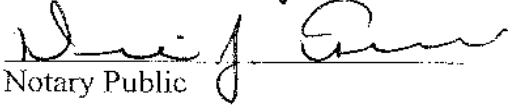
Date: September 10, 2007

STERN AND EISENBERG LLP

BY:


STEVEN K. EISENBERG
RICHARD F. STERN
BRADLEY D. SISLEY
Attorney for Plaintiff

Sworn to and subscribed before me
this 11th Day of Sept., 2007.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

DIANE J. TURANO, Notary Public
Jenkintown Boro., Montgomery County
My Commission Expires October 31, 2010

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, 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)

Ad/01

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

NovaStar Mortgage, Inc.

v.

Robert S. Fausnaught and Judith M. Fausnaught

Defendant(s)

Civil Action: 1195 CV 2007

2109 ED 171

MORTGAGE FORECLOSURE

CERTIFICATE UNDER ACT 91 OF 1983

It is hereby certified that the Sheriff's Sale scheduled in the above-captioned matter is not protected under the Homeowner's Emergency Assistance And Mortgage Foreclosure Act, P.L. 1688, No. 621 because notice, as required, was sent to Defendants and no timely response was made.

STERN AND EISENBERG LLP

BY:

STEVEN K. EISENBERG
RICHARD F. STERN
BRADLEY D. SISLEY
Attorney for Plaintiff

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)

Adco

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

NovaStar Mortgage, Inc.

v.

Robert S. Fausnaught and Judith M. Fausnaught

Defendant(s)

Civil Action: 1195 CV 2007

2007-ED-171

MORTGAGE FORECLOSURE

CERTIFICATION OF ADDRESS

It is hereby certified that the last known addresses of the parties are as follows:

NovaStar
8140 Ward Parkway
Kansas City, MO 64114
(Plaintiff)

Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820
(Defendant(s))

STERN AND EISENBERG LLP

BY: 

STEVEN K. EISENBERG
RICHARD F. STERN
BRADLEY D. SISLEY
Attorney for Plaintiff

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.

Robert S. Fausnaught and Judith M. Fausnaught

Defendant(s)

Civil Action: 1195 CV 2007

1104 ED 111

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Robert S. Fausnaught and Judith M. Fausnaught
548-550 2-1/2 Street
Catawissa, PA 17820

Your real estate at **548-550 2-1/2 Street, Catawissa, PA** is scheduled to be sold at Sheriff's Sale on _____, _____, at _____, at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$65,429.05 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 lot or parcel of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north side by Catawissa Run (known as Corn Run); on the south by lands now or formerly of Dora Long; on the West by Second Street and on the east by land formerly of Henry Hollingshead and now or late of Ellen Lowe. BEING 100 feet, more or less, in depth and 50 feet, more or less, in front. UPON WHICH is erected a double frame dwelling house and outbuildings.

BEING the same premises which Ellen Wulffen Palladino by her Agent, Thomas E. Leipold Esquire, by Deed dated November 1, 2006 and recorded November 16, 2006 as Instrument No. 200612097, granted and conveyed unto Robert Fausnaught, single, and Judith Fausnaught, single, in fee.

STERN AND EISENBERG LLP

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

FIRSTTRUST
3-7380-2360

1613

PAY

09/11/2007

1613

**\$1,350.00

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

TO THE

ORDER OF

Sheriff- Columbia County

TRUST ACCOUNT

NovaStar vs Fausnaught

Mary Fausnaught

11006731123607380117032039011

MP