

SHERIFF'S SALE COST SHEET

Novastar Mort. Co. vs. Charles A. & W. Mensch
 NO. 54-08 ED NO. 1275-07 JD DATE/TIME OF SALE 6-4-08 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.50</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>396.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>791.46</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1016.46</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>311.56</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1193.94</u>	
TOTAL *****		\$ <u>1505.50</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>354.57</u>	
WATER 20	\$	
TOTAL *****		\$ <u>354.57</u>

SURCHARGE FEE (DSTE)	\$ <u>116.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$3429.03

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

Newstar Mort. Co. vs Charles A. & W. March

NO. 54-08 ED NO. 1275-07 JD

DATE/TIME OF SALE: 6-4-08 0930

BID PRICE (INCLUDES COST) \$ 3429.03

POUNDAGE - 2% OF BID \$ 68.58

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3497.61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 3497.61

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2147.61

2398

STERN AND EISENBERG LLP

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

FIRSTTRUST
3-7380-2360

DATE

NUMBER

AMOUNT

PAY

07/02/2008

2398

**\$2,147.61

TO THE

ORDER OF

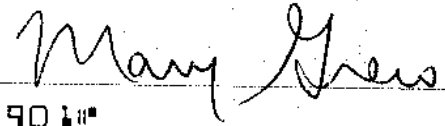
Sheriff- Columbia County

*** TWO THOUSAND ONE HUNDRED FORTY-SEVEN & 61/100 DOLLARS

TRUST ACCOUNT

NovaStar vs Mensch

⑈002398⑈ ⑆236073801⑆ 70 3203901⑈


STERN AND EISENBERG LLP ATTORNEYS AT LAW

PAY TO

2398

DATE

TRUST NAME

Sheriff- Columbia County

AMOUNT

07/02/2008

Novastar Mortgage, Inc.
Account: 913.0581-1

settle with sheriff

2147.61

CHECK DATE

CHECK NO.

CHECK AMOUNT

07/02/2008

2398

2147.61



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

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

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

July 1, 2008

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee
(Nova Star Mortgage, Inc.)

VS: CHARLES A. MENSCH AND CHARLES W. MENSCH
C.C.P. COLUMBIA CO., NO. 2007 CV 1275

PREMISES- 359 NORTH VINE STREET, BERWICK, PA 18603

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 \$2,147.61 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-MENSCH COLUMBIA 6-08.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

Olena W. Stercho (1955-2003)



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VS: CHARLES A. MENSCH AND CHARLES W. MENSCH
C.C.P. COLUMBIA CO., NO. 2007 CV 1275

PREMISES- 359 NORTH VINE STREET, BERWICK, PA 18603

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 Deutsche Bank National Trust Company, as trustee under Nova Star Funding Trust, Series 2006-5, 4708 Mercantile Drive North, Fort Worth, TX 76137.

Very truly yours,

STEVEN K. EISENBERG

SKE/dt
Enclosures

JADIANESETTLE SHERIFFNOVASTAR-MENSCH COLUMBIA 6-08.DOC

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

**Admitted to practice in PA & NJ*

Olga 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

Telephone Number:

Steven K. Eisenberg, Esquire

Area Code (215) 572-8111

Street Address

City

State

Zip Code

261 Old York Road, Suite 410, The Pavilion

Jenkintown

PA

19046

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

SEE ATTACHED

Street Address

Street Address

P.O. Box 380

4708 Mercantile Drive North

City

State

Zip Code

City

State

Zip Code

Bloomsburg

PA

17815

Fort Worth

TX

76137

C PROPERTY LOCATION

Street Address

City, Township, Borough

359 North Vine Street

Berwick

County

School District

Tax Parcel Number

Columbia

04B-04-060-00-000

D VALUATION DATA

1. Actual Cash Consideration

\$3,429.03

2. Other Consideration

+ 0

3. Total Consideration

= \$3,429.03

4. County Assessed Value

\$14,772.00

5. Common Level Ratio Factor

x 3.55

6. Fair Market Value

= \$52,440.60

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.) 200608363
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, 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

Date

Steven K. Eisenberg, Esq.

7/1/2008

GRANTEE—

Deutsche Bank National Trust Company, as trustee under Nova Star Mortgage Funding Trust,
Series 2006-5

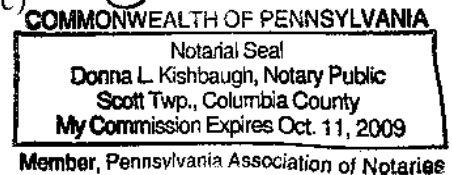
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 14, 21, 28, 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 29th day of May, 2008.

Donna L. Kishbaugh
.....
(Notary Public)

My commission expires



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.

.....

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.

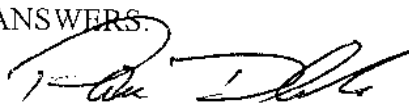
CHARLES A. MENSCH
CHARLES W. MENSCH

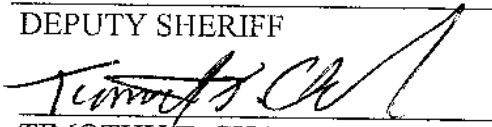
WRIT OF EXECUTION #54 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHARLES A. & CHARLES W. MENSCH AT 359 N VINE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

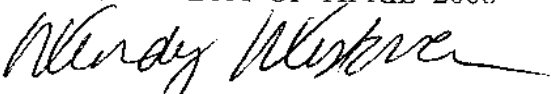
SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008



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

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

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:

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)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

7007 0710 0002 4094 6955

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

[Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

APR 16 2008

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ 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:

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)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

7007 0710 0002 4094 6931

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

[Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ 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:

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)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

7007 0710 0002 4094 6917

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

[Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

4. Restricted Delivery? (Extra Fee)

☐ Yes

3. Service Type

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

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

A. Signature

[Signature]

☐ Agent

☒ Addressee

B. Received by (Printed Name)

APR 08 2008

C. Date of Delivery

APR 08 2008

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

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) 784-8300

NOVASTAR MORTGAGE, INC.

Docket # 54ED2008

VS

MORTGAGE FORECLOSURE

CHARLES A. MENSCH
CHARLES W. MENSCH

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 02, 2008, AT 3:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHARLES A. MENSCH AT 359 NORTH VINE STREET, BERWICK BY HANDING TO CHARLES W. MENSCH, SON, 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, APRIL 03, 2008

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

X
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

NOVASTAR MORTGAGE, INC.

Docket # 54ED2008

VS

MORTGAGE FORECLOSURE

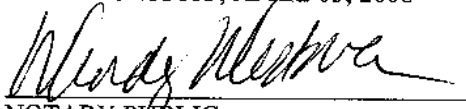
CHARLES A. MENSCH
CHARLES W. MENSCH

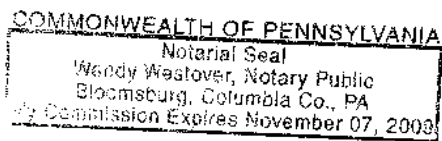
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 02, 2008, AT 3:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHARLES W. MENSCH AT 359 NORTH VINE STREET, BERWICK BY HANDING TO CHARLES W. MENSCH, , 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, APRIL 03, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
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

April 9, 2008

RE: NOVASTAR MORTGAGE, INC.
VS. Charles A. Mensch and Charles W. Mensch
C.C.P. COLUMBIA COUNTY, NO. 2007-CV-1275 and 2008-ED-54

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/ek
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-CV-1275
2008-ED-54

Charles A. Mensch and
Charles W. Mensch

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 April 8, 2008.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on April 8, 2008 as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG LLP

BY:



STEVEN K. EISENBERG
Attorney for Plaintiff

4/9/08

UNITED STATES
POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

PA 19046-9988
PAVILION STATION
APR 8 2008
Postmark Here

UNITED STATES POSTAGE
PITNEY BOWES
001.050
APR 08 2008
MAILED FROM ZIP CODE 19046

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

To:

Domestic Relations
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES
POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

PA 19046-9988
PAVILION STATION
APR 8 2008
Postmark Here

UNITED STATES POSTAGE
PITNEY BOWES
001.050
APR 08 2008
MAILED FROM ZIP CODE 19046

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

To:

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

PS Form 3817, April 2007 PSN 7530-02-000-9065

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

PA 19046-9988
PAVILION STATION
APR 8 2008
Postmark Here

Postage	\$.41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21

Sent To: Charles W. Mensch
Street, Apt. No., or PO Box No.: 359 North Vine Street
City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

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

PA 19046-9988
PAVILION STATION
APR 8 2008
Postmark Here

Postage	\$.41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21

Sent To: Charles A. Mensch
Street, Apt. No., or PO Box No.: 359 North Vine St.
City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH
ATTORNEY FIRM STERN AND STERCHO

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 4-4-8 TIME 1030 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB A 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) _____

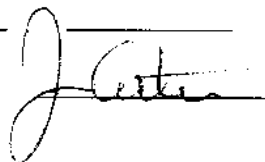
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-4-8

Tax Notice 2008 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
03/01/2008

BILL NO.
4994

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	14,772	6.146	88.97	90.79	99.87
FIRE		1.345	19.47	19.87	21.86
LIGHT		1.25	18.10	18.47	19.39
BORO RE		1.75	25.33	25.85	27.14
		10.6	153.45	156.58	164.41
The discount & penalty have been calculated for your convenience			305.32	311.56	332.67
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

MENSCH CHARLES A & CHARLES W
359 VINE STREET
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04B-04-060-00,000	
359 N VINE ST	
.0838 Acres	Land
	Buildings
	2,500
	12,272
	Total Assessment
	14,772

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

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

*Don't
Not paid on 4-3-08.*

Carrie

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-APR-08

FEE:\$5.00

CERT. NO:4444

MENSCH CHARLES A & CHARLES W
359 VINE STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20060-8362
LOCATION: 1/2 LOT 54
PARCEL: 04B-04 -060-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,172.40	16.54	0.00	1,188.94
TOTAL DUE :					\$1,188.94

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHARLES A. MENSCH	MORTGAGE FORECLOSURE
359 NORTH VINE STREET	
BERWICK	

SERVED UPON CHARLES W. MENSCH

RELATIONSHIP SON IDENTIFICATION _____

DATE 04-02-08 TIME 1510 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

Pat D. Dill

DATE 04-02-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2008

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHARLES W. MENSCH	MORTGAGE FORECLOSURE
359 NORTH VINE STREET	
BERWICK	

SERVED UPON ☒ CHARLES W. MENSCH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.02.08 TIME 1510 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 04.02.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posed

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.02.08 TIME 1130 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

Paul Dill

DATE 04.02.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH

ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON Kelly Green

RELATIONSHIP Clean IDENTIFICATION _____

DATE 040208 TIME 1100 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 Pat D DATE 04.02.08



April 2, 2008

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

NOVASTAR MORTGAGE, INC.

VS.

**CHARLES A. MENSCH
CHARLES W. MENSCH**

DOCKET # 54ED2008

JD # 1275JD2007

Dear Timothy:

The amount due on sewer account #110444 for the property located at 359 Vinc Street Berwick, Pa through June 30, 2008 is \$354.57.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603
Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 54ED2008

PLAINTIFF NOVASTAR MORTGAGE, INC.

DEFENDANT CHARLES A. MENSCH
CHARLES W. MENSCH
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 MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 4-2-8 TIME 10:30 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Cule DATE 4-2-8

REAL ESTATE OUTLINE

ED # 54-08

DATE RECEIVED

4-2-08

DOCKET AND INDEX

4-7-08

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 1500.00

CK# 2150

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

SALE DATE

June 4, 08

TIME 0930

POSTING DATE

Apr 30, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

May 1

2ND WEEK

21

3RD WEEK

28, 08

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 54 OF 2008 ED AND CIVIL WRIT NO. 1275 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, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at corner of land now or late of C.R. Woodin and L.B. McKamey on Vine Street; thence northerly along Vine Street a distance of 49-1/2 feet to land now or late of C.R. Woodin formerly occupied by Wilson Hunsinger; thence westerly 145 feet to Grant Street; thence southerly along Grant Street 49-1/2 feet to land now or late of L.B. McKamey and C.R. Woodin; thence easterly 145 feet to Vine Street, the place of beginning.

EXCEPTING AND RESERVING from the above described premises all that part of the tract hereinbefore described, sold by George Robert Werner to Robert C. Brittain, bounded and described as follows, to wit: BEGINNING at a corner of lot formerly of L.B. McKamey on Grant Street; thence along Grant Street in a northerly direction 49-1/2 feet to land formerly of Wilson Hunsinger; thence along the same easterly 72-1/2 feet to land of George Robert Werner; thence along the same parallel with Grant Street in a southerly direction 49-1/2 feet to lot formerly of L.B. McKamey; thence along the same in a westerly direction 72-1/2 feet to the place of beginning.

BEING the same premises which Joseph F. Scheno, Jr. and Jeanne L. Scheno, his wife, by Deed dated August 1, 2006 and recorded August 15, 2006 as Instrument No. 200608362, granted and conveyed unto Charles A. Mensch and Charles W. Mensch, as Joint Tenants With The Right of Survivorship and not as Tenants in Common, 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

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Plaintiff's Attorney
Steven Eisenberg
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

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Plaintiff's Attorney
Steven Eisenberg
261 Old York Road
Jenkintown, PA 19046

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

LAW OFFICES
STERN AND EISENBERG
410 The Pavilion, 261 Old York Road
Jenkintown, PA 19046

RICHARD F. STERN
OLENA W. STERCHO (1955-2003)
STEVEN K. EISENBERG
BRADLEY SISLEY

(215) 572-8111

FAX NO. (215) 572-5025

DATE: 4/2/08

FAX NO.: 570-389-5625

TO: SHERIFF CHAMBERLAIN

FROM: DIANE

RE: Nova Star Mortgage, Inc. VS. Charles Mensch, et al
C.C.P. Columbia Co. No. 2007-CV-1275
PREMISES- 359 North Vine Street, Berwick, PA

No. of pages including this one: 3

Dear Sheriff Chamberlain:

Per your request, attached please find copy of Affidavit Non-Military Service, together with Waiver of Watchman, in connection with the Sheriff's Sale package forwarded to you regarding the above captioned matter.

Please advise once a sale date has been set.

Thank you for your cooperation and if you need anything else, please let us know.

CONFIDENTIALITY NOTE

The contents on and attached to this cover are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us at the following address via the U.S. Postal Service - 410 Benjamin Fox Pavilion, Jenkintown, PA 19046. Thank you.

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.



ATTORNEY FOR PLAINTIFF

Steven K. Eisenberg, Esq. #75736

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.

Charles A. Mensch and Charles W. Mensch

Defendant(s)

Civil Action: 2007-CV-1275

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

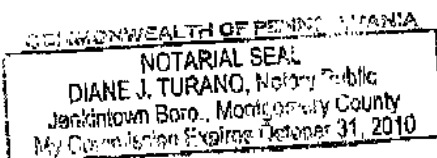
COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is
359 North Vine Street, Berwick, PA 18603
2. Is over the age of twenty-one.
3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.



STERN AND EISENBERG LLP

BY:

STEVEN K. EISENBERG
Attorney for Plaintiff

Sworn to and subscribed before me
this 25th Day of March, 2008

[Signature]
Notary Public

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-1275

Charles W. Mensch and Charles A. Mensch

2008-ED-54
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:

359 North Vine Street, Berwick, PA 18603

See full legal description attached

Amount due.....\$ 63,260.47

Interest from the date judgment is entered until
Paid in full at the per diem rate of \$17.58.....\$ _____

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

Dated: 4/2/08
(SEAL)

Fanni B. Kline
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Elizabeth G. Brennan
Deputy

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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BEING the same premises which Joseph F. Scheno, Jr. and Jeanne L. Scheno, his wife, by Deed dated August 1, 2006 and recorded August 15, 2006 as Instrument No. 200608362, granted and conveyed unto Charles A. Mensch and Charles W. Mensch, as Joint Tenants With The Right of Survivorship and not as Tenants in Common, in fee.

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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.

Charles A. Mensch and Charles W. Mensch

Defendant(s)

Civil Action: 2007-CV-1275

2008-ED-54

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 **359 North Vine Street , Berwick, PA.**

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

Charles A. Mensch and Charles W. Mensch
359 North Vine Street
Berwick, PA 18603

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

Charles A. Mensch and Charles W. Mensch
359 North Vine Street
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:

N/A

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: March 4, 2008

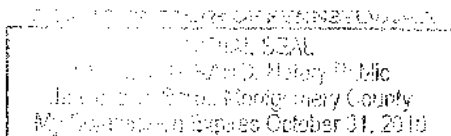
STERN AND EISENBERG LLP

BY:

STEVEN K. EISENBERG
Attorney for Plaintiff

Sworn to and subscribed before me
this 25th Day of March, 2008.


Notary Public



All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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2008-ED-54

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Charles A. Mensch and Charles W. Mensch
359 North Vine Street
Berwick, PA 18603

Your real estate at **359 North Vine Street , Berwick, PA** is scheduled to be sold at Sheriff's Sale on _____ at _____ A.M./P.M. at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$63,260.47 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

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Defendant(s)

Civil Action: 2007-CV-1275

2008-ED-54

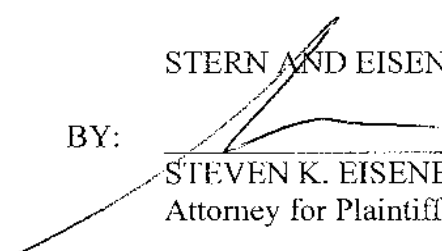
MORTGAGE FORECLOSURE

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
Attorney for Plaintiff

RICHARD F. STERN, ESQUIRE
STEVEN K. EISENBERG, ESQUIRE
BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
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MORTGAGE FORECLOSURE

CERTIFICATION OF ADDRESS

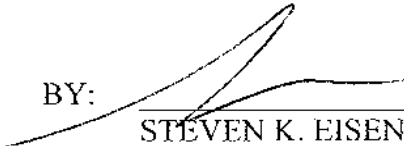
It is hereby certified that the last known addresses of the parties are as follows:

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

Charles A. Mensch and Charles W. Mensch
359 North Vine Street
Berwick, PA 18603
(Defendant(s))

STERN AND EISENBERG LLP

BY:


STEVEN K. EISENBERG
Attorney for Plaintiff

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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

March 4, 2008

RE: NovaStar Mortgage Inc.

VS. CHARLES W. MENSCH AND CHARLES A. MENSCH

C.C.P. COLUMBIA CO. NO. 2007-CV-1275

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:

Charles W. Mensch
359 North Vine Street
Berwick, PA 18603

Charles A. Mensch
359 North Vine Street
Berwick, PA 18603

Please forward an affidavit of service once completed.

Very truly yours,

STEVEN K. EISENBERG

SKE/sp
Enclosures

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

FIRSTTRUST
3-7380-2360

DATE

NUMBER

AMOUNT

PAY

03/25/2008

2150

**\$1,350 ~

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

TO THE
ORDER OF

Sheriff- Columbia County

TRUST ACCOUNT

NovaStar vs Mensch

⑈002150⑈ ⑈23807380⑈ 70 320390⑈

Mary Mensch

MP

2150

Security Features Included
Details on back

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