

SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Steve & Gayle McGee
 NO. 170-09 ED NO. 1408-09 JD DATE/TIME OF SALE Feb. 10 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>74.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>581.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>227.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1087.08</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

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

MUNICIPAL FEES DUE:			
SEWER	20	\$	<u>321.00</u>
WATER	20	\$	
TOTAL ***** \$ <u>321.00</u>			

SURCHARGE FEE (DSTE)		\$	<u>190.00</u>
MISC.		\$	
TOTAL ***** \$ <u>-0-</u>			

TOTAL COSTS (OPENING BID) \$ 2263.11

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank v. First Trust vs Steve + Gayle McGee

NO. 180-09 ED NO. 1408-09 JD

DATE/TIME OF SALE: Fri. 10 09:30

BID PRICE (INCLUDES COST) \$ 2262.57

POUNDAGE - 2% OF BID \$ 45.25

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

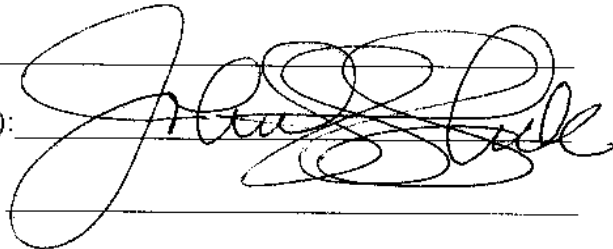
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2307.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2307.82

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 307.82

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE††
DEBORAH K. CURRAN-+
LAURA H.G. O'SULLIVAN-+
GAYL C. SPIVAK*-
FRANK DUBIN **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS†
STEPHANIE H. HURLEY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS <†
ERIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL <+
RUHI MIRZA **

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

February 16, 2010

*** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
+ Licensed in NY
- Licensed in NJ
+ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
† Managing Attorney for NY
+ Managing Attorney for MD
- Managing Attorney for NJ
< Licensed in VA
<† Licensed in CT & NJ
** Licensed in MD & VA

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

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5
vs.
Gayle McGee and Steve McGee a/k/a Steven McGee
Columbia County, Court of Common Pleas, No. 2009-CV-1408
Action in Mortgage Foreclosure
Premises: 430 3rd Street, Benton, Pennsylvania 17814
Date of Sheriff's Sale: February 10, 2010

Dear Sheriff:

Enclosed please find check in the amount of \$307.82 which represents the amount necessary to complete settlement, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5, 4708 Mercantile Drive North, Fort Worth, Texas 76137** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

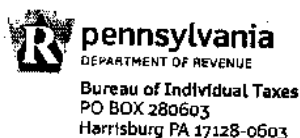
Very truly yours,



Nordisha Coots
Legal Assistant

/nc
Enclosures

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name	Terrence J. McCabe, Esquire			Telephone Number:	(215) 790-1010	
Street Address	123 South Broad Street, Ste. 2080			City	Philadelphia	State
						PA
						ZIP Code
						19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Sheriff of Columbia County			Date of Acceptance of Document	Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5		
Street Address	35 West Main Street			Street Address	4708 Merchantile Drive		
City	Bloomsburg	State	PA	City	Fort Worth	State	TX
		ZIP Code	17815			ZIP Code	76137

C. REAL ESTATE LOCATION

Street Address	430 3rd Street			City, Township, Borough	Borough of Benton		
County	Columbia	School District		Tax Parcel Number	02-01-138		

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
2,307.82	+ 0.00	= 2,307.82
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
2,662.17	X 3.69	= 9,823.41

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100.00	100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession.
- ☐ Transfer to Industrial Development Agency. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

This property was sold at Sheriff's Sale on February 10, 2010, to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5, a mortgage holder in default & is, therefore, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

2/17/2010

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

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

93661

PAY Three Hundred Seven ***** 82/100

DATE

Feb 16/2010 \$307.82

AMOUNT

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff -219-0228

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Margaret Blair

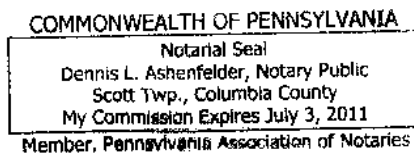
⑈093661⑈ ⑆031000503⑆ 200012430048⑈

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 20, 27 and February 3, 2010 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 5th day of February 2010.

(Notary Public)



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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Lee Simmons* 180
 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Lee Simmons* 180
 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
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 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
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 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 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

3. Service Type
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☐ Registered ☐ Return Receipt for Merchandise
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☐ Registered ☐ Return Receipt for Merchandise
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 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, & 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Lee Simmons* 180
 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 D. Is delivery address different from item 1? ☐ Yes ☒ No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, & 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Lee Simmons* 180
 B. Received by (Printed Name) *Lee Simmons* Agent
 C. Date of Delivery *NOV 02 2009*
 D. Is delivery address different from item 1? ☐ Yes ☒ No

Law Offices of
KREISHER AND GREGOROWICZ
401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

February 3, 2010

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

RE: Gayle & Steve McGee
Sheriff Sale Docket # 180ED2009
JD# 1408JD2009

Dear Tim:

Please be advised that the current amount the McGee's owe the Benton Municipal Water and Sewer Authority is \$334.49. The sale is to be held February 10th and the amount will not change before that date.

Very truly yours,

KREISHER & GREGOROWICZ

Mike

Michael P. Gregorowicz
Attorney at Law

MPG:epg
815.mcgee

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6944

MCGEE GAYLE & STEVEN
P O BOX 193
BENTON PA 17814

District: BENTON BORO
Deed: 20061 -0633
Location: 430 THIRD ST
Parcel Id:02 -01 -138-00,000

Assessment: 35,080
Balances as of 01/21/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

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KREISHER AND GREGOROWICZ
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BLOOMSBURG, PENNSYLVANIA 17815
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WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

January 15, 2010

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

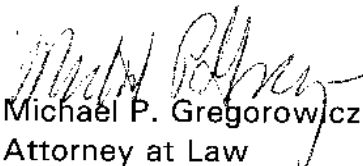
RE: Gayle & Steve McGee
Sheriff Sale Docket # 180ED2009
JD# 1408JD2009

Dear Tim:

Please be advised that as of January 14, 2010, the McGee's owe the Benton Municipal Water and Sewer Authority the amount of \$334.79. The meters will be read again before the sale occurs on February 10, 2010. I will notify you of the new amount prior to the sale. Please note that the Authority has a lien on the property.

Very truly yours,

KREISHER & GREGOROWICZ


Michael P. Gregorowicz
Attorney at Law

MPG:epg
815.mcgee

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2009

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT

GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
McCabe, Weisberg and Conway, PC

ATTORNEY FIRM

PERSON/CORP TO SERVED
CAROLYN REMLEY-TAX COLLECTOR
PO BOX 270
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JEFF Remley

RELATIONSHIP SON IDENTIFICATION _____

DATE 1-14-10 TIME 1:30 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) 330 EVERETT ST

BENTON

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cul

DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/27/2009

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT

GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
McCabe, Weisberg and Conway, PC

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HAUREN C. C.

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0900 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

[Signature]

DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2009

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT

GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
McCabe, Weisberg and Conway, PC

ATTORNEY FIRM

PERSON/CORP TO SERVED
BENTON SEWER
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kay YANKOVICH

RELATIONSHIP BORN SECRETARY IDENTIFICATION _____

DATE 1-14-10 TIME 1425 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) 150 Colley ST
BENTON

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/27/2009

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 1-15 TIME 0910 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

RC

DATE _____

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.

DEUTSCHE BANK NATIONAL TRUST CO

VS.

GAYLE & STEVE MCGEE


WRIT OF EXECUTION #180 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GAYLE & STEVE MCGEE AT 430 THIRD STREET BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

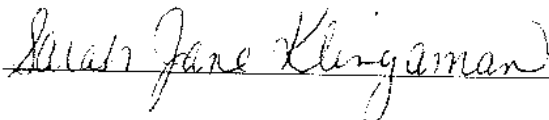
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

530

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2009

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
STEVE MCGEE	MORTGAGE FORECLOSURE
430 THIRD STREET	
BENTON	925-6792

SERVED UPON STEVE MCGEE

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-6-10 TIME 17:30 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. Carter

DATE 1-6-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2009

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 180ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

DEFENDANT GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
GAYLE MCGEE	MORTGAGE FORECLOSURE
430 THIRD STREET	
BENTON	

SERVED UPON GAYLE MCGEE

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-6-10 TIME 1730 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. Luten

DATE 1-6-10

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-5

Docket # 180ED2009

VS

MORTGAGE FORECLOSURE

GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JANUARY 06, 2010, AT 5:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GAYLE MCGEE AT 430 THIRD STREET, BENTON BY HANDING TO
GAYLE MCGEE, , 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, JANUARY 07, 2010


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. ARTER
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-5

Docket # 180ED2009

VS

MORTGAGE FORECLOSURE

GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 06, 2010, AT 5:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON STEVE MCGEE AT 430 THIRD STREET, BENTON BY HANDING TO
STEVE MCGEE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

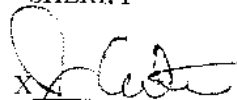
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 07, 2010


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

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

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-CV-1408

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
SS :
COUNTY OF PHILADELPHIA :

The undersigned, hereby certifies that he is the attorney for the Plaintiff for the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendants, Gayle McGee and Steve McGee a/k/a Steven McGee, by regular mail, certificate of mailing, and certified mail, return receipt requested, dated December 17, 2009 and addressed to 430 Third Street, Benton, PA 17814. The regular mail was never returned, and the certified mail was delivered on December 23, 2009 and signed for by the Defendant. A true and correct copy of the letters, certificate of mailing, certified receipt numbers 7009-2820-0003-8053-6205 and 7009-2820-0003-8053-6212 and signed green card are attached hereto, made part hereof, and marked as Exhibit "A".

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 29 DAY

OF DECEMBER, 2009.

Stacey M. O'Connell
NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.

By:

Terrence J. McCabe
Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

STACEY M. O'CONNELL, Notary Public

City of Philadelphia, Phila. County

My Commission Expires July 16, 2012

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Registered
<input type="checkbox"/> COD	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Insured	

[illegible]

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

7009 2620 0003 6053 6212

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

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

OFFICIAL USE

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

LAND TITLE STATION 2666-0110 PA
7-2008
Postmark Here

Sent To
Steve McGee aka Steven McGee
Street, Apt. No.,
or PO Box No. 430 Third Street
City, State, ZIP+4
Benton, Pennsylvania 17814

PS Form 3800, August 2002 See Reverse for Instructions

7009 2620 0003 6053 6205

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

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

OFFICIAL USE

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

LAND TITLE STATION 2666-0110 PA
7-2008
Postmark Here

Sent To
Gayle McGee
Street, Apt. No.,
or PO Box No. 430 Third Street
City, State, ZIP+4
Benton, Pennsylvania 17814

PS Form 3800, August 2002 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. *du 43358*

1. Article Addressed to:

*Gayle McGee
430 Third Street
Benton, Pennsylvania 17814*

COMPLETE THIS SECTION ON DELIVERY

A. Signature *X Gayle McGee* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Gayle McGee* C. Date of Delivery *12-27-09*

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

*PO Box 193
Benton PA 17814*

3. Service Type

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

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

2. Article Number

7009 2820 0003 8053 6205

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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. *du 43358*

1. Article Addressed to:

*Steve McGee #1/k/a Steven
McGee
430 Third Street
Benton, Pennsylvania 17814*

COMPLETE THIS SECTION ON DELIVERY

A. Signature *X Gayle McGee* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Gayle McGee* C. Date of Delivery *12-27-09*

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

*PO Box 193
Benton PA 17814*

3. Service Type

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

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

2. Article Number

7009 2820 0003 8053 6212

UNITED STATES POSTAL SERVICE

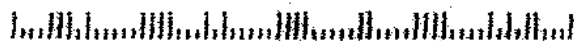


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

*CRML
43358*

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
attn: D. Neibauer



UNITED STATES POSTAL SERVICE

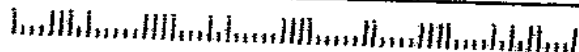


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

*CRML
43358*

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
attn: D. Neibauer



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

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE††
DEBORAH K. CURRAN±±
LAURA H.G. O'SULLIVAN±±
GAYL C. SPIVAK*~
FRANK DUBIN~
ANDREW L. MARKOWITZ~
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI~
JASON BROOKS†
STEPHANIE H. HURLEY±±
ERIN BRADY±±
DIANN GREEN~
MATTHEW CONNOR*
FATH MIROS~
THOMAS K. TESSMER~

*** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
~ Licensed in PA & WA
*** Licensed in PA, NJ & NY
* Licensed in NY & CT
+ Licensed in MD & DC
±± Licensed in MD
+ Managing Attorney for NY
± Managing Attorney for MD
= Managing Attorney for NJ
~ Licensed in VA
~ Licensed in CT & NJ

December 9, 2009

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

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5
vs.
Gayle McGee and Steve McGee a/k/a Steven McGee
Columbia County, No. 2009-CV-1408
Premises: 430 3rd Street, Benton, Pennsylvania 17814

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for February 10, 2010. Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

McCabe, Weisberg and Conway, P.C.

/mcp
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-CV-1408

AFFIDAVIT OF SERVICE

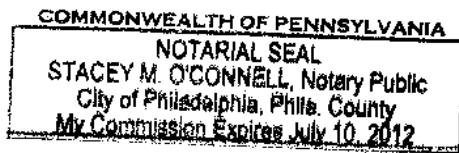
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 9th day of December, 2009, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED
BEFORE ME THIS 9th DAY
OF DECEMBER, 2009

Stacey M. O'Connell
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2009-CV-1408

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: **430 3rd Street, Benton, Pennsylvania 17814**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

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

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

Plaintiff herein

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

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

Plaintiff herein

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	6200 Oak Tree Boulevard Third Floor Independence, Ohio 44131
--	--

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	P.O. Box 2026 Flint, Michigan 48501-2026
--	---

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

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

Benton Municipal Water and Sewer Authority	P.O. Box 516 Benton, Pennsylvania 17814-0516
--	---

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

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

None

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

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

Tenants/Occupants	430 3rd Street Benton, Pennsylvania 17814
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
---	--

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name

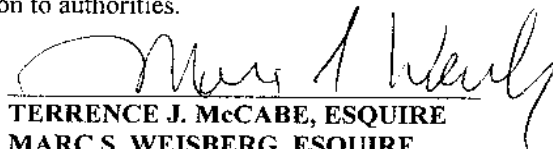
Address

None

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

December 9, 2009

DATE



TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-1408

DATE: December 9, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Gayle McGee and Steve McGee a/k/a Steven McGee

PROPERTY: 430 3rd Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **FEBRUARY 10, 2010 at 9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

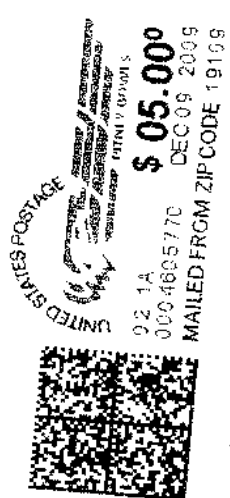
Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Express Mail
☐ Insured

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: M. Paolucci- 43358

Line	Article Number	Postage
1	Deutsche Bank National Trust Company et al v. McGee- 43358	
2	Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc. 6200 Oak Tree Boulevard Third Floor Independence, Ohio 44131	
3	Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc. P.O. Box 2026 Flint, Michigan 48501-2026	
4	Benton Municipal Water and Sewer Authority P.O. Box 516 Benton, Pennsylvania 17814-0516	
5	Tenants/Occupants 430 3rd Street Benton, Pennsylvania 17814	
6	Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105	
7	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107	
8	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	
9	Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	
	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	

Affix Stamp Here



[illegible]

REAL ESTATE OUTLINE

ED # 1111

DATE RECEIVED 1/1/80
DOCKET AND INDEX 1111

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR <u>1111</u>	<u>✓</u>

CK# 41890

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

SALE DATE	<u>1/1/80</u>	TIME	<u>11:00</u>
POSTING DATE	<u>1/1/80</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>1/1/80</u>	
	2 ND WEEK	<u>1/8/80</u>	
	3 RD WEEK	<u>1/15/80</u>	

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE†
DEBORAH K. CURRAN=+
LAURA H.G. O'SULLIVAN=+
GAYL C. SPIVAK* =
FRANK DUBIN ~
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS†
STEPHANIE H. HURLEY^^
ERIN BRADY^^
DIANN GREEN ~
MATTHEW CONNOR*
FAITH MIROS ~<
THOMAS K. TESSMER ~

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

* Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
~ Licensed in NY
^^ Licensed in NJ
+ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
^^ Licensed in MD
+ Managing Attorney for NY
= Managing Attorney for MD
= Managing Attorney for NJ
~ Licensed in VA
~< Licensed in CT & NJ

October 19, 2009

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

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5
vs.
Gayle McGee and Steve McGee a/k/a Steven McGee
Columbia County, Number 2009-CV-1408
Premises: 430 3rd Street, Benton, Pennsylvania 17814

Dear Sir or Madam:

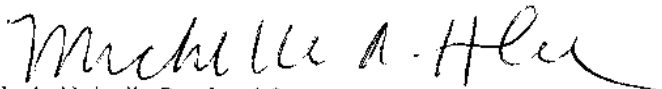
Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Gayle McGee
430 Third Street
Benton, Pennsylvania 17814

Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

Once service has been completed, please forward the pertinent affidavit of service to our office.

Very truly yours,


Michelle A. Holacik, Paralegal for
McCabe, Weisberg and Conway, P.C.

Enclosures

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, October 28, 2009

SMALL BUSINESS ADMINISTRATION
900 Market Street
5th Floor
Philadelphia, PA 19107

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5
VS
GAYLE MCGEE
STEVE MCGEE A/K/A STEVEN MCGEE**

DOCKET # 180ED2009

JD # 1408JD2009

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
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-1408

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Gayle McGee
430 Third Street
Benton, Pennsylvania 17814

Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

Your house (real estate) at **430 3rd Street, Benton, Pennsylvania 17814** is scheduled to be sold at Sheriff's Sale on **Feb. 10, 2010** at **9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$115,855.57 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 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 Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

LEGAL DESCRIPTION

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BEGINNING at a post; thence north along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence west, a distance of 160 feet to an alley; thence along said alley south, a distance of 50 feet to a post, the corner of Lot No. 12; thence east along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

WHEREON is erected a frame dwelling house and block garage-apartment building.

BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LINDA KARNS AND RICHARD L. KARNS, HER HUSBAND by deed dated September 26, 2006 and recorded October 10, 2006 in the office of the Recorder in and for Columbia County as Instrument #200610633, granted and conveyed to Gayle McGee and Steve McGee a/k/a Steven McGee, husband and wife .

REAL DEBT: \$115,855.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, October 28, 2009

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
6200 OAK TREE BOULEVARD
INDEPENDENCE, OH 44131-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5
VS
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STEVE MCGEE A/K/A STEVEN MCGEE**

DOCKET # 180ED2009

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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Deutsche Bank National Trust Company, as Trustee for
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v.

Gayle McGee and Steve McGee a/k/a Steven McGee

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-1408

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430 Third Street
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LEGAL DESCRIPTION

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CONTAINING 29.4 perches of land, more or less.

WHEREON is erected a frame dwelling house and block garage-apartment building.

BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LINDA KARNS AND RICHARD L. KARNS, HER HUSBAND by deed dated September 26, 2006 and recorded October 10, 2006 in the office of the Recorder in and for Columbia County as Instrument #200610633, granted and conveyed to Gayle McGee and Steve McGee a/k/a Steven McGee, husband and wife .

REAL DEBT: \$115,855.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 180 OF 2009 ED AND CIVIL WRIT NO. 1408 OF 2009 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:

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

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 in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

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CONTAINING 29.4 perches of land, more or less.

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BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

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Plaintiff's Attorney
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

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TAX I.D. #: 02-01-138

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LINDA KARNS AND RICHARD L. KARNS, HER HUSBAND by deed dated September 26, 2006 and recorded October 10, 2006 in the office of the Recorder in and for Columbia County as Instrument #200610633, granted and conveyed to Gayle McGee and Steve McGee a/k/a Steven McGee, husband and wife.

REAL DEBT: \$115,855.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

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 in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5
4708 Mercantile Drive North
Fort Worth, Texas 76137

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

Defendants

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

No. 180 Term 2009 E.D.

No. _____ Term, _____ A.D.


No. 2009-CV-1408 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$115,855.57
Interest from 10/03/09 to DATE OF SALE plus \$19.04 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: October 19, 2009


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence north along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence west, a distance of 160 feet to an alley; thence along said alley south, a distance of 50 feet to a post, the corner of Lot No. 12; thence east along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

WHEREON is erected a frame dwelling house and block garage-apartment building.

BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

**PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183**

Deutsche Bank National Trust Company, as Trustee for
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4708 Mercantile Drive North
Fort Worth, Texas 76137

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee
430 Third Street
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Defendants

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

No. 180 Term _____ E.D. 2009

No. _____ Term, _____ A.D.

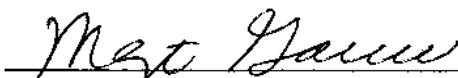
No. 2009-CV-1408 Term, _____ J.D.

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(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

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Interest from 10/03/09 to DATE OF SALE plus \$19.04 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: October 19, 2009


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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-1408

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Gayle McGee
430 Third Street
Benton, Pennsylvania 17814

Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

Your house (real estate) at **430 3rd Street, Benton, Pennsylvania 17814** is scheduled to be sold at Sheriff's Sale on **February 10, 2010 9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$115,855.57 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 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 Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

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BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

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GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

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

No. 180 Term 2009 E.D.

No. _____ Term _____ A.D.

No. 2009-CV-1408 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: **430 3RD STREET, BENTON, PENNSYLVANIA 17814**

Amount Due \$115,855.57

Interest from 10/03/09 to DATE OF SALE \$
plus \$19.04 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/26/2009
(SEAL)

Lami B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

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Deutsche Bank National Trust Company, as Trustee for
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McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Deutsche Bank National Trust Company, as Trustee for
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Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-CV-1408

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Gayle McGee and Steve McGee a/k/a Steven McGee, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Gayle McGee and Steve McGee a/k/a Steven McGee, are over eighteen (18) years of age, and reside as follows:

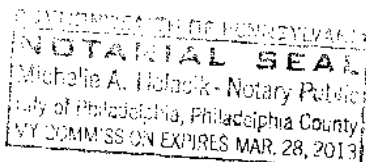
Gayle McGee
430 Third Street
Benton, Pennsylvania 17814

Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED
BEFORE ME THIS 19th DAY
OF October, 2009

Michelle A. Hibel
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

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

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(215) 790-1010

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v.

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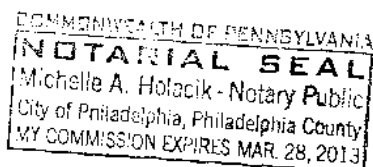
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Michelle A. Holacik
NOTARY PUBLIC

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MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

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123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

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NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2009-CV-1408

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: **430 3rd Street, Benton, Pennsylvania 17814**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

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

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

Plaintiff herein

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

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

Plaintiff herein

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	6200 Oak Tree Boulevard Third Floor Independence, Ohio 44131
--	--

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	P.O. Box 2026 Flint, Michigan 48501-2026
--	---

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

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

Benton Municipal Water and Sewer Authority	P.O. Box 516 Benton, Pennsylvania 17814-0516
--	---

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

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

None

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

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

Tenants/Occupants	430 3rd Street Benton, Pennsylvania 17814
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
---	--

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

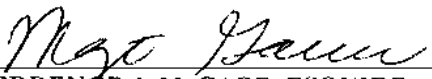
Name

Address

None

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

October 19, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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BEING KNOWN AS: 430 3RD STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-138

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LINDA KARNS AND RICHARD L. KARNS, HER HUSBAND by deed dated September 26, 2006 and recorded October 10, 2006 in the office of the Recorder in and for Columbia County as Instrument #200610633, granted and conveyed to Gayle McGee and Steve McGee a/k/a Steven McGee, husband and wife .

REAL DEBT: \$115,855.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GAYLE MCGEE AND STEVE MCGEE A/K/A STEVEN MCGEE

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2006-5

Plaintiff

v.

Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2009-CV-1408

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at: **430 3rd Street, Benton, Pennsylvania 17814**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Gayle McGee	430 Third Street Benton, Pennsylvania 17814
Steve McGee a/k/a Steven McGee	430 Third Street Benton, Pennsylvania 17814

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

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

Plaintiff herein

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

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

Plaintiff herein

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	6200 Oak Tree Boulevard Third Floor Independence, Ohio 44131
--	--

Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for NovaStar Mortgage, Inc.	P.O. Box 2026 Flint , Michigan 48501-2026
--	--

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

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

Benton Municipal Water and Sewer Authority	P.O. Box 516 Benton, Pennsylvania 17814-0516
--	---

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

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

None

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

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

Tenants/Occupants	430 3rd Street Benton, Pennsylvania 17814
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
---	--

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

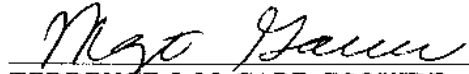
Name

Address

None

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

October 19, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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CONTAINING 29.4 perches of land, more or less.

WHEREON is erected a frame dwelling house and block garage-apartment building.

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Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

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

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Gayle McGee and Steve McGee a/k/a Steven McGee

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2009-CV-1408

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

SIR OR MADAM:

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

INSTRUCTIONS

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

430 3rd Street, Benton, Pennsylvania 17814
(more fully described as attached)

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

Gayle McGee
430 Third Street
Benton, Pennsylvania 17814

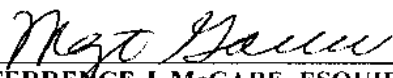
Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

WAIVER OF WATCHMAN

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

October 19, 2009

DATE


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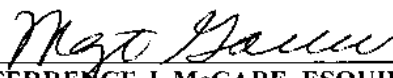
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Defendants

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COLUMBIA COUNTY

Number 2009-CV-1408

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing addresses of the Defendants are:

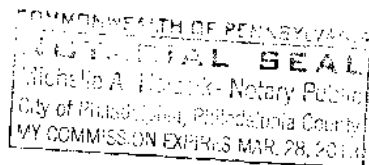
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430 Third Street
Benton, Pennsylvania 17814

Steve McGee a/k/a Steven McGee
430 Third Street
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED
BEFORE ME THIS 19th DAY
OF October, 2009

Michelle A. Hibel
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
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Attorneys for Plaintiff



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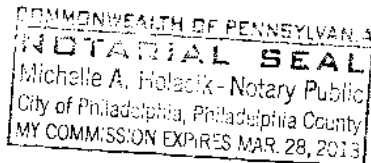
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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

41890

PAY: Two Thousand

***** 00/100

DATE

AMOUNT

Oct 19/2009 \$2,000.00

TO THE
ORDER
OF

Sheriff of Columbia County

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale #219-0228

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

041890 0310005031: 20000124300211