

SHERIFF'S SALE COST SHEET

Bank of NY vs. Bank of NY
 NO. 39-09 ED NO. 2083 JD DATE/TIME OF SALE 3/20/00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>300.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>7.00</u>
NOTARY	\$ <u>1.00</u>
TOTAL ***** \$ <u>384.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>673.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>823.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. <u>Refund</u>	\$ <u>215.61</u>
TOTAL ***** \$ <u>215.61</u>	

TOTAL COSTS (OPENING BID) \$ 1577.61

Refund \$ 422.39

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

SUITE 2080
123 SOUTH BROAD STREET
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(215) 790-1010
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and Virginia

Of Counsel
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LAURA H.G. O'SULLIVAN* - MD & DC
STEPHANIE H. HURLEY** - MD
JOSEPH F. RIGA* - PA & NJ

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* 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

April 15, 2009

Sheriff's Office
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

Re: The Bank of New York Mellon, as Successor et. al. v. Bret Snyder
Property: 44 Grearhart Lane #C, Orangeville, PA 17859
CCP ; Columbia County; Number 2008-CV-2058
Date of Sheriff's Sale: June 24, 2009

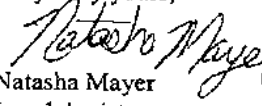
Dear Sheriff:

As you know, the above-captioned property is currently listed for the June 24, 2009 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. Loan has been reinstated by my client in the amount of \$10,780.65.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.


As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,


Natasha Mayer
Legal Assistant

/nm

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


SIGNATURE

4-16-09
DATE

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.

39

LAW OFFICES
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** 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
< Licensed in VA

Of Counsel
JOSEPH F. RIGA* - PA & NJ

April 9, 2009

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

Re: The Bank Of New York Mellon, As Successor Trustee Under Novastar Mortgage Funding Trust 2004-4
vs.
Bret Snyder a/k/a Bret A Snyder
Columbia County, No. 2008-CV-2058
Premises: 44 Grearhart Lane #C, Orangeville, Pennsylvania 17859

Dear Sir or Madam:

Kindly file the enclosed Supplemental Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for **June 24, 2009**. 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.

TJM/lws
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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2008-CV-2058

SUPPLEMENTAL AFFIDAVIT OF SERVICE

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 9th day of April, 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 APRIL, 2009

Gloria D. Mitchell
NOTARY PUBLIC

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

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

GLORIA D. MITCHELL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 2, 2011

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-2058

DATE: April 9, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Bret Snyder a/k/a Bret A Snyder

PROPERTY: 44 Gearhart Lane #C, Orangeville, Pennsylvania 17859

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the **Sheriff's Sale on June 24, 2009 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.

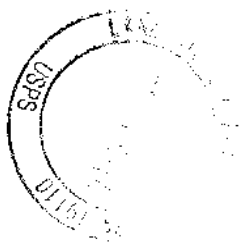
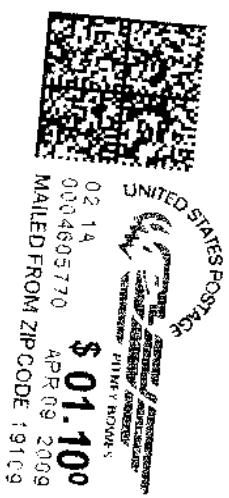
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: T. Williams 39660

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

Line #	Article Number		P
1	The Bank of New York Mellon v. Snyder- 39660	CAPITAL ONE 4851 COC ROAD GLEN ALLEN, VA 23060	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office		

Affix Stamp Here
 (if issued as a
 2nd class mailing)



SC	S
Fee	F

39

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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PHILADELPHIA, PA 19109
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JASON BROOKS*
DEBORAH K. CURRAN**
LAURA M.G. O'SULLIVAN**
STEPHANIE H. HURLEY**

March 25, 2009

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FAX (856) 858-7020

SUITE 401
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JOSEPH F. RIGA* - PA & NJ

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** Licensed in MD
+ Managing Attorney for NY
± Managing Attorney for MD

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

Re: The Bank of New York Mellon et. al. v. Bret Snyder
CCP Columbia; Number: 2008-CV-2058
Property: 44 Grearhart Lane #C, Orangeville, PA 17859

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the April 29, 2009 Sheriff's Sale. I am requesting at this time that you postpone this matter to the June 24, 2009 Sheriff's Sale @9:30am.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Natasha Mayer
Natasha Mayer
Legal Assistant

/nm

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

[Signature]
SIGNATURE

3-27-09
DATE

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.

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.

THE BANK OF NEW YORK MELLON

VS.

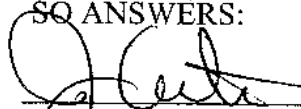

BRET SNYDER

WRIT OF EXECUTION #39 OF 2009 ED

POSTING OF PROPERTY

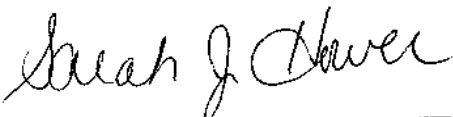
MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRET SNYDER AT 44 GEARHART LANE #C ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

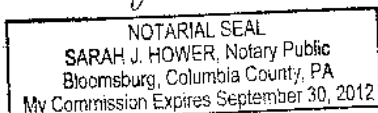
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





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

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST 2004-4

VS

Docket # 39ED2009

MORTGAGE FORECLOSURE

BRET SNYDER A/K/A BRET A. SNYDER

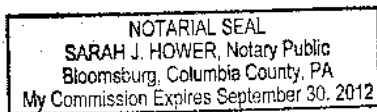
AFFIDAVIT OF SERVICE

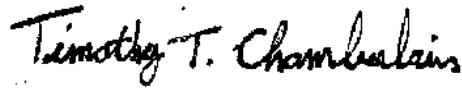
NOW, THIS THURSDAY, FEBRUARY 26, 2009, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRET SNYDER AT 44 GEARHART LANE #C, ORANGEVILLE BY HANDING TO DEBRA VOUGHT, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

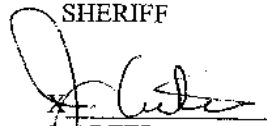
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 02, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

KODAK AND IMBLUM
407 NORTH FRONT STREET
Suite
HARRISBURG, PA 17108

LAW OFFICES
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ADRIENNE CHAPMAN~~~
DIANN GREEN**
DAVID P. FITZGIBBON*

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~ Licensed in NY
~~ Licensed in NJ
+ Licensed in PA & VA
*** Licensed in PA, NJ & NY
! Licensed in NY & CT
+ Licensed in MD & DC
++ Licensed in MD
! Managing Attorney for NY
+ Managing Attorney for MD
~ Licensed in VA

Of Counsel
JOSEPH F. RIGA* - PA & NJ

March 18, 2009

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

Re: The Bank Of New York Mellon, As Successor Trustee Under Novastar Mortgage Funding Trust 2004-4
vs.
Bret Snyder a/k/a Bret A Snyder
Columbia County, No. 2008-CV-2058
Premises: 44 Grearhart Lane #C, Orangeville, Pennsylvania 17859

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for April 29, 2009. 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.

TJM/sb
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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2008-CV-2058

AFFIDAVIT OF SERVICE

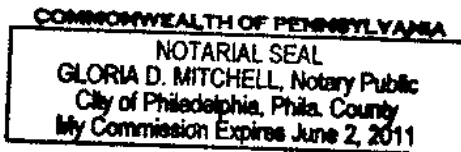
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 17th day of March, 2009, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto 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 17TH DAY
OF MARCH, 2009

Gloria D. Mitchell
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 GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2008-CV-2058

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at: 44 Gearhart Lane #C, Orangeville, Pennsylvania 17859, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name	Address
Bret Snyder a/k/a Bret A Snyder	44 Gearhart Lane #C Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name	Address
Bret Snyder a/k/a Bret A Snyder	44 Gearhart Lane #C Orangeville, Pennsylvania 17859

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

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

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

None

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	44 Grearhart Lane #C Orangeville, Pennsylvania 17859
-------------------	---

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

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

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

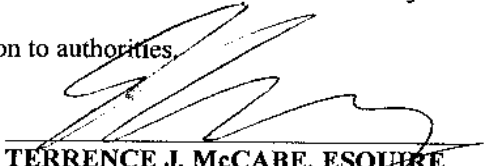
None

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.

February 11, 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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-2058

DATE: March 17, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Bret Snyder a/k/a Bret A Snyder

PROPERTY: 44 Grearhart Lane #C, Orangeville, Pennsylvania 17859

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the **Sheriff's Sale on APRIL 29, 2009 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.

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: T. Williams 39660

Check type of mail or service
☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured

Article Number

1 The Bank of New York Mellon, Etal v.
Snyder-39660

Tenants/Occupants
44 Greathart Lane #C
Orangeville, Pennsylvania 17859

Commonwealth of Pennsylvania
Dept. Of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128

Dept. Of Public Welfare
TPL Casualty Unit Estate
Recovery Program
Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

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

Commonwealth of Pennsylvania
Dept. Of Revenue Bureau of Compliance
Clearance Support Dept. 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 19107

Domestic Relations of Columbia County
700 Sawmill Road
Bloombsburg, PA 17815

order of DC SC
JD Fee Fee Fee



UNITED STATES POSTAGE
02 1A
0004605770
MAILED FROM ZIP CODE 19109
\$03.90
RITUAL BOW'S
MAR 17 2009



Affix Stamp Here
(If placed as a
postage stamp,
copy of this bill
Postmark and
cancelation
must be retained
for additional
copies of this bill)

[illegible]

ION

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

complete
filled,
to reverse
you.
mailpiece.

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
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C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

REGISTRATION
PRICE
MAILING

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

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

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

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

Domestic Return Receipt

102595-02-M-1540 n Receipt

102595-02-M-1540 n Receipt

102595-02-M-1540 n Receipt

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

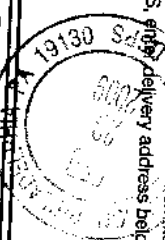
A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

CA



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

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

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

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

Domestic Return Receipt

102595-02-M-1540 n Receipt

102595-02-M-1540 n Receipt

102595-02-M-1540 n Receipt

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Complete items 1, 2, at. 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 items 1, 2, at. 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 items 1, 2, at. 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 items 1, 2, at. 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.

9.50

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/18/2009

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 39ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST 2004-4

DEFENDANT BRET SNYDER A/K/A BRET A. SNYDER
ATTORNEY FIRM KODAK AND IMBLUM

PERSON/CORP TO SERVED
BRET SNYDER
44 GEARHART LANE #C
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEBRA VOUGHT

RELATIONSHIP Girlfriend IDENTIFICATION _____

DATE 2-26-9 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>2-20-9</u>	<u>1250</u>	<u>2</u>	<u>L.C.</u>
<u>2-23-9</u>	<u>1000</u>	<u>2</u>	<u>L.C.</u>
<u>2-24-9</u>	<u>1255</u>	<u>2</u>	<u>L.C.</u>

DEPUTY J. Garber DATE 2-26-9

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2008-CV-2058

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

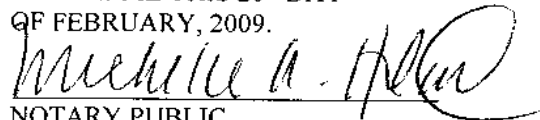
COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Bret Snyder a/k/a Bret A Snyder, 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 Defendant, Bret Snyder a/k/a Bret A Snyder, is over eighteen (18) years of age, and resides as follows:

Bret Snyder a/k/a Bret A Snyder
44 Grearhart Lane #C
Orangeville, Pennsylvania 17859

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF FEBRUARY, 2009.

NOTARY PUBLIC



NOTARIAL SEAL

Michelle A Holasik, Notary Public
City of Philadelphia, Philadelphia County
My commission expires March 28, 2009

McCABE, WEISBERG, AND CONWAY, P.C.

BY:

Attorneys for Plaintiff

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

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2008-CV-2058

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

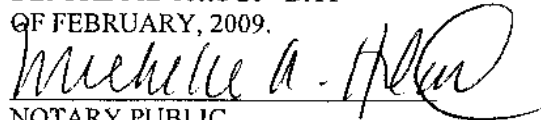
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Bret Snyder a/k/a Bret A Snyder
44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF FEBRUARY, 2009.

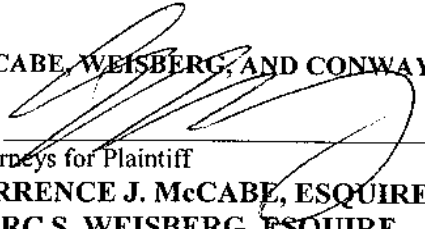
NOTARY PUBLIC



NOTARIAL SEAL

Michelle A Holacik, Notary Public
City of Philadelphia, Philadelphia County
My commission expires March 28, 2009

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 
Attorneys for Plaintiff

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/18/2009

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 39ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST 2004-4

DEFENDANT
ATTORNEY FIRM

BRET SNYDER A/K/A BRET A. SNYDER
KODAK AND IMBLUM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-20-09 TIME 853 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. Allison DATE 2-20-09

Tax Notice 2009 County & Municipality
ORANGE TWP

MAKE CHECKS PAYABLE TO:
Robert Edwards
239 STONEY BROOK RD
Orangeville PA 17859

HOURS: APRIL 20, 21, 23, 27, 28, 29, 30
MON & TUES & WED. & THURS:
6 PM TO 8 PM

PHONE: 570-683-5181

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SNYDER BRET A
44C GEARHART ROAD
ORANGEVILLE PA 17859

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

FOR: COLUMBIA County				DATE	BILL NO.
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	03/01/2009	26788
GENERAL	32,664	6.146	196.73		
SINKING		1.345	43.05		220.83
TWP RE		1.5	48.02		48.32
					53.90
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT				287.80 April 30 If paid on or before	293.68 June 30 If paid on or before
CNTY TWP					
Discount	2 %		2 %		
Penalty	10 %		10 %		
PARCEL: 27 -08 -012-05,000					
44 C GEARHART RD					
3 Acres					
Land					7,554
Buildings					25,110
Total Assessment					32,664
				This tax returned to courthouse on: January 1, 2010	

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GARO
 LISA L. WALLACE*†
 BRENDA L. BROODON*
 FRANK DUBIN
 ANDREW L. MARKOWITZ
 GAYL C. SPIVAK*
 KEVIN DISKIN*
 SCOTT TAGGART*
 MARISA COHEN*
 KATHERINE SANTANGINI**
 JASON BROOKS*
 DEBORAH K. CURRAN*
 LAURA H.G. O'SULLIVAN*
 STEPHANIE H. HURLEY**
 ALISA LACHOW-THURSTON***

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

SUITE 600
 216 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7080
 FAX (856) 858-7020

SUITE 401
 145 HUGUENOT STREET
 NEW ROCHELLE, NY 10801
 (914)-636-8900
 FAX (914)-636-8901
 Also servicing Connecticut

SUITE 302
 8101 SANDY SPRING ROAD
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1568
 Also servicing the District of Columbia
 and Virginia

Of Counsel
 PITINICI & MARGOLIN, LLP* - NY
 DEBORAH K. CURRAN* - MD & DC
 LAURA H.G. O'SULLIVAN* - MD & DC
 STEPHANIE H. HURLEY** - MD
 ALISA LACHOW-THURSTON*** - VA
 JOSEPH F. RIGA* - PA & NJ

* Licensed in PA & NY
 ** 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
 *** Licensed in VA
 * Managing Attorney for NY
 * Managing Attorney for MD

FACSIMILE COVER LETTER

DATE: 2/24/2009

TO: Columbia County Sheriff's Office

RE: Snyder non-military affidavit

FAX NO. 570 389 5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

ATTENTION: Sheriff Chamberlain

MESSAGE: _____

____ If you do not receive all the pages, or if this is received by the wrong FAX receiver, please call us back at (215) 790-1010. Thank you.

SENDER: Laura Harcourt

FAX NO.: (215) 790-1274

CONFIDENTIAL: _____ YES _____ NO

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

COURT OF COMMON PLEAS

Plaintiff

COLUMBIA COUNTY

v.

Number 2008-CV-2058

Bret Snyder a/k/a Bret A Snyder

Defendant

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 Defendant, Bret Snyder a/k/a Bret A Snyder, 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 Defendant, Bret Snyder a/k/a Bret A Snyder, is over eighteen (18) years of age, and resides as follows:

Bret Snyder a/k/a Bret A Snyder
44 Grearhart Lane #C
Orangeville, Pennsylvania 17859

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY
OF FEBRUARY, 2009.

NOTARY PUBLIC

NOTARIAL SEAL
Michelle A Holacik, Notary Public
City of Philadelphia, Philadelphia County
My commission expires March 28, 2009

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/18/2009

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 39ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST 2004-4

DEFENDANT

BRET SNYDER A/K/A BRET A. SNYDER

ATTORNEY FIRM

KODAK AND IMBLUM

PERSON/CORP TO SERVED

ROBERT EDWARDS-TAX COLLECTOR

239 STONEY BROOK ROAD

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Robert

RELATIONSHIP

Tax Collector

IDENTIFICATION

DATE 2-20-9

TIME 1305

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

2-20-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/18/2009

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 39ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST 2004-4

DEFENDANT
ATTORNEY FIRM

BRET SNYDER A/K/A BRET A. SNYDER
KODAK AND IMBLUM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 2-19-09 TIME 1522 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. Allison

DATE

2-19-09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/19/2009

Fee: \$5.00

Cert. NO: 5788

SNYDER BRET A
44C GEARHART ROAD
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20041 -2711
Location: 44 C GEARHART RD
Parcel Id:27 -08 -012-05,000

Assessment: 32,664
Balances as of 02/19/2009

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

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

REAL ESTATE OUTLINE

ED # 39-09

DATE RECEIVED 2-18-09
DOCKET AND INDEX 2-18-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>	Call 2-19-09
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2600.00</u>	<input checked="" type="checkbox"/>	CK# <u>48653</u>

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

SALE DATE	<u>Apr 28 09</u>	TIME <u>0130</u>
POSTING DATE	<u>Apr 20 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 5</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 39 OF 2009 ED AND CIVIL WRIT NO. 2058 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the Southerly line of land now or formerly of Joseph B. Stevens and wife, and line of land now or formerly of Robert E. Hodson; thence running along other land now or formerly of Robert E. Hodson, South 1 degree 54 minutes 40 seconds West, 436.98 feet to an iron pin corner; thence continuing along land now or formerly of said Hodson North 88 degrees 05 minutes 40 seconds West, 273.12 feet to an iron pin corner set in line of land now or formerly of Matthew S. Warminski; thence along land now or formerly of said Warminski, North 4 degrees 51 minutes 30 seconds West, 440.05 feet to a stone corner set in a line of land of the aforesaid Stevens; thence along land now or formerly of said Stevens, South 88 degrees 05 minutes 20 seconds East, 325 feet to an iron pin corner, the place of Beginning.

CONTAINING 3.00 acres of land according to a survey and draft made by Frank E. Beishline, R.S.

THERE is also granted and conveyed to the Grantee, his heirs and assigns, a right-of-way 50 feet in width extending from the centerline of L.R. 19095 across other land now or formerly of Robert E. Hodson to the above described premises and bounded and described as follows:

North 27 degrees 59 minutes 50 seconds East, 558.83 feet; North 26 degrees 34 minutes 10 seconds West, 278.88 feet; North 27 degrees 13 minutes 10 seconds West, 250.64 feet; North to degrees 35 minutes 20 seconds West, 126.56 feet.

SAID courses and distances running through the centerline of said fifty foot right-of-way and subject to common use with others and maintenance and repair obligations.

BEING KNOWN AS: 44 GREARHART LANE #C, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-08-012-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Kenneth D. Pifer and Melissa R. Walker, husband and wife, by deed dated November 2, 2004 and recorded November 8, 2004 in the office of the Recorder in and for Columbia County in Instrument #200412711, granted and conveyed to Bret Snyder a/k/a Bret A Snyder.

REAL DEBT: \$116,087.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRET SNYDER A/K/A BRET A SNYDER

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2008-CV-2058 Term _____ J.D.

2009-ED-39

**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: 44 Gearhart Lane #C, Orangeville, Pennsylvania 17859

Amount Due \$116,087.47

Interest from 01/06/09 to DATE OF SALE \$ _____
plus \$19.08 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 2-18-09
(SEAL)

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

By: Kelly P Brewer Deputy

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McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
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P.R.C.P. 3180 TO 3183 and Rule 3257

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2008-CV-2058

2009-ED-39

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at: 44 Gearhart Lane #C, Orangeville, Pennsylvania 17859, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Bret Snyder a/k/a Bret A Snyder

44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name

Address

Bret Snyder a/k/a Bret A Snyder

44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

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

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

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

None

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	44 Grearhart Lane #C Orangeville, Pennsylvania 17859
-------------------	---

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

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

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
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Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
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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

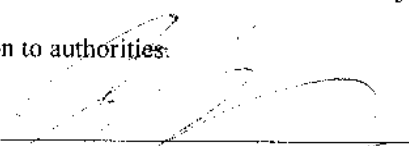
None

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.

February 11, 2009

DATE


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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the Southerly line of land now or formerly of Joseph B. Stevens and wife, and line of land now or formerly of Robert E. Hodson; thence running along other land now or formerly of Robert E. Hodson, South 1 degree 54 minutes 40 seconds West, 436.98 feet to an iron pin corner; thence continuing along land now or formerly of said Hodson North 88 degrees 05 minutes 40 seconds West, 273.12 feet to an iron pin corner set in line of land now or formerly of Matthew S. Warninski; thence along land now or formerly of said Warninski, North 4 degrees 51 minutes 30 seconds West, 440.05 feet to a stone corner set in a line of land of the aforesaid Stevens; thence along land now or formerly of said Stevens, South 88 degrees 05 minutes 20 seconds East, 325 feet to an iron pin corner, the place of Beginning.

CONTAINING 3.00 acres of land according to a survey and draft made by Frank E. Beishline, R.S.

THERE is also granted and conveyed to the Grantee, his heirs and assigns, a right-of-way 50 feet in width extending from the centerline of L.R. 19095 across other land now or formerly of Robert E. Hodson to the above described premises and bounded and described as follows:

North 27 degrees 59 minutes 50 seconds East, 558.83 feet;
North 26 degrees 34 minutes 10 seconds West, 278.88 feet;
North 27 degrees 13 minutes 10 seconds West, 250.64 feet;
North 10 degrees 35 minutes 20 seconds West, 126.56 feet.

SAID courses and distances running through the centerline of said fifty foot right-of-way and subject to common use with others and maintenance and repair obligations.

BEING KNOWN AS: 44 GREARHART LANE #C, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-08-012-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Kenneth D. Pifer and Melissa R. Walker, husband and wife, by deed dated November 2, 2004 and recorded November 8, 2004 in the office of the Recorder in and for Columbia County in Instrument #200412711, granted and conveyed to Bret Snyder a/k/a Bret A Snyder.

REAL DEBT: \$116,087.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRET SNYDER A/K/A BRET A SNYDER

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

Exhibit 1

LEGAL DESCRIPTION

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BEGINNING at an iron pin corner set in the Southerly line of land now or formerly of Joseph B. Stevens and wife, and line of land now or formerly of Robert E. Hodson; thence running along other land now or formerly of Robert E. Hodson, South 1 degree 54 minutes 40 seconds West, 436.98 feet to an iron pin corner; thence continuing along land now or formerly of said Hodson North 88 degrees 05 minutes 40 seconds West, 273.12 feet to an iron pin corner set in line of land now or formerly of Matthew S. Warminski; thence along land now or formerly of said Warminski, North 4 degrees 51 minutes 30 seconds West, 440.05 feet to a stone corner set in a line of land of the aforesaid Stevens; thence along land now or formerly of said Stevens, South 88 degrees 05 minutes 20 seconds East, 325 feet to an iron pin corner, the place of Beginning.

CONTAINING 3.00 acres of land according to a survey and draft made by Frank E. Beishline, R.S.

THERE is also granted and conveyed to the Grantee, his heirs and assigns, a right-of-way 50 feet in width extending from the centerline of L.R. 19095 across other land now or formerly of Robert E. Hodson to the above described premises and bounded and described as follows:

North 27 degrees 59 minutes 50 seconds East, 558.83 feet;
North 26 degrees 34 minutes 10 seconds West, 278.88 feet;
North 27 degrees 13 minutes 10 seconds West, 250.64 feet;
North 10 degrees 35 minutes 20 seconds West, 126.56 feet.

SAID courses and distances running through the centerline of said fifty foot right-of-way and subject to common use with others and maintenance and repair obligations.

BEING KNOWN AS: 44 GREARHART LANE #C, ORANGEVILLE, PENNSYLVANIA 17859

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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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2008-CV-2058

2009-ED-39

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: 44 Gearhart Lane #C, Orangeville, Pennsylvania 17859, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Bret Snyder a/k/a Bret A Snyder

44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name

Address

Bret Snyder a/k/a Bret A Snyder

44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

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	
------------------	--

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

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

None	
------	--

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	44 Grearhart Lane #C Orangeville, Pennsylvania 17859
-------------------	---

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

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

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
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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

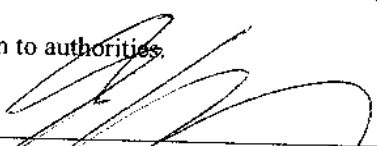
Address

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.

February 11, 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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BEING KNOWN AS: 44 GREARHART LANE #C, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-08-012-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Kenneth D. Pifer and Melissa R. Walker, husband and wife, by deed dated November 2, 2004 and recorded November 8, 2004 in the office of the Recorder in and for Columbia County in Instrument #200412711, granted and conveyed to Bret Snyder a/k/a Bret A Snyder.

REAL DEBT: \$116,087.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRET SNYDER A/K/A BRET A SNYDER

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

Exhibit A

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2008-CV-2058

2009-ED-39

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at: 44 Grearhart Lane #C, Orangeville, Pennsylvania 17859, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Bret Snyder a/k/a Bret A Snyder

44 Grearhart Lane #C
Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name

Address

Bret Snyder a/k/a Bret A Snyder

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

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

Name	Address
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Plaintiff herein

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

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None

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Tenants/Occupants	44 Grearhart Lane #C Orangeville, Pennsylvania 17859
-------------------	---

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

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

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

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Section 4904 relating to unsworn falsification to authorities.

February 11, 2009

DATE


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

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TAX I.D. #: 27-08-012-05

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REAL DEBT: \$116,087.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRET SNYDER A/K/A BRET A SNYDER

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

Exhibit A

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 310
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**
FRANK DUBIN**
ANDREW L. MARKOWITZ**
GAYL C. SPIVAK*
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS*
STEPHANIE H. HURLEY**
MARGARET MARY BALMFORTH**
ADRIENNE CHAPMAN**
DIANN GREEN**
DAVID P. FITZGIBBON*

* 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
* Licensed in VA

Of Counsel
JOSEPH F. RIGA* - PA & NJ

February 11, 2009

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

Re: The Bank Of New York Mellon, As Successor Trustee Under Novastar Mortgage Funding Trust 2004-4
vs.
Bret Snyder a/k/a Bret A Snyder
Columbia County, Number 2008-CV-2058
Premises: 44 Grearhart Lane #C, Orangeville, Pennsylvania 17859

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 Defendant as follows:

Bret Snyder a/k/a Bret A Snyder
44 Grearhart Lane #C
Orangeville, Pennsylvania 17859

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Kindly return the pertinent affidavits of service to our office in the enclosed self-addressed, stamped envelopes.

Very truly yours,

McCabe, Weisberg and Conway, P.C.

/lht
Enclosures

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

v.

Bret Snyder a/k/a Bret A Snyder

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2008-CV-2058

2009.ED-39

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Bret Snyder a/k/a Bret A Snyder
44 Gearhart Lane #C
Orangeville, Pennsylvania 17859

Your house (real estate) at **44 Gearhart Lane #C, Orangeville, Pennsylvania 17859** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$116,087.47 obtained by The Bank Of New York Mellon, As Successor Trustee Under Novastar Mortgage Funding Trust 2004-4 against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to The Bank Of New York Mellon, As Successor Trustee Under Novastar Mortgage Funding Trust 2004-4 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

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

The Bank Of New York Mellon, As Successor Trustee
Under Novastar Mortgage Funding Trust 2004-4

Plaintiff

v.

Bret Snyder a/k/a Bret A Snyder

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2008-CV-2058

2009-ED-39

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:

44 Grearhart Lane #C, Orangeville, Pennsylvania 17859

(more fully described as attached)

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

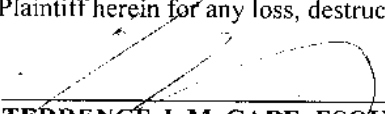
Bret Snyder a/k/a Bret A Snyder
44 Grearhart Lane #C
Orangeville, Pennsylvania 17859

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.

February 11, 2009

DATE


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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

4853

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

WACHOVIA

NUMBER

3-50/310

Two Thousand

DATE	AMOUNT
Feb 17/2009	\$2,000.00

TO THE Sheriff of Columbia County
ORDER

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

OF

Listing Property for Sheriff Sale - Snyder

Inventory of the City

11:04:53.11 1:03:00.50 3:20000 1.243004811

Security Features Included

Details of bus