

SHERIFF'S SALE COST SHEET

The Bank of New York VS. Levi Beck - Daniel Strickland
 NO. 12-11 ED NO. 1747 JD DATE/TIME OF SALE Apr 13 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>46.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>434.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>312.30</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>479.30</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>246.76</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>251.76</u>

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

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

TOTAL COSTS (OPENING BID) \$ 2215.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of N.Y. Mellon VS Lois Beck - David S. Beck

NO. 12-11 ED

NO. 1941-70 JD

DATE/TIME OF SALE: Apr 18 0930

BID PRICE (INCLUDES COST) \$ 2215.02

POUNDAGE - 2% OF BID \$ 44.30

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2259.32

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2259.32

LESS DEPOSIT: \$ 2000

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 259.32

GOLD BECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

April 13, 2011

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 vs. LORI BECK
and DAVID STEINRUCK

Sale Book/Writ No.: /

Docket Number: 2010-CV-1941

Sale Date: 04/13/2011

Property Address: 4068 State Route 42 Unityville, PA 17774

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

**If funds are required to settle with the Sheriff and they are not enclosed, please
call, fax or email the cost sheet to Christina Rizzo. Please notify our office when the deed
is recorded.**

GOLDBECK MCCAFFERTY & MCKEEVER

Christina Rizzo

Post Sale Department

(412) 788-7190 (phone)

(412) 788-7192 (fax)

crizzo@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FLA & VA)

215-825-6343

215-825-6443 (fax)

jnefferdorf@goldbecklaw.com

Antoniette Black – Director of Foreclosure

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280673

Harrisburg, PA 17128-0673

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name GOLDBECK McCafferty & McKeever		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 - Mellon Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT April 13, 2011

Grantee(s)/Lessee(s)
**THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3**

Street Address
4708 Mercantile Drive North,

City
Fort Worth

State
TX

Zip
76137

D. REAL ESTATE LOCATION

Street Address
4068 State Route 42

City, Township, Borough
Unityville -- TOWNSHIP OF PINE

County
Columbia

School District

Tax Parcel Number
29-06-025-01

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$2,259.32

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,259.32

4. County Assessed Value

\$31,949.00

5. Common Level Ratio Factor

X 3.69

6. Fair Market Value

= \$ 117,891.81

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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 deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:
- ☐ _____

Under penalties of law or ordinance, 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

April 13, 2011

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

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

April 13, 2011

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 4068 State Route 42 Unityville, PA 17774

Plaintiff: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3

Date of Judgment: 1/26/2011

Date of Sale: Wednesday, April 13, 2011

Date of Original Mortgage: 5/26/2006

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR NOVASTAR MORTGAGE, INC.

Date Recorded: 5/30/2006

Book, Page, Instrument #: Instrument # 200605346

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into THE BANK OF NEW
YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST,
SERIES 2006-3

Assignment of Mortgage Recorded:

Book, Page, Instrument #:

564222

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

06/08/2011

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **259.32

TWO HUNDRED FIFTY-NINE AND 32 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 97950FC Beck

AUTHORIZED SIGNATURE

⑈564222⑈ ⑆23607380⑆ 70 100018⑈

GOLDBECK McCAFFERTY & McKEEVER

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

June 18, 2011

Fax#: 570-389-5625
Attn: Real Estate
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: LORI BECK and DAVID STEINRUCK
4068 State Route 42
PA 17774
Sale Date: April 13, 2011

Dear Sheriff:

Please be advised that we do not know if the Sheriff's Deed to the Plaintiff has been recorded. We have checked with the Recorder of Deeds Office. Settlement was made with your office on April 13, 2011. If the Sheriff's Deed has not yet been recorded, please record the deed to THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 as soon as possible. Thank you.

GOLDBECK McCAFFERTY & McKEEVER
Gen Mautz
Post Sale Department
215-825-6364 (phone)
215-825-6447(fax)
gmautz@goldbecklaw.com

SHERIFF'S RESPONSE:

____ The Sheriff's Deed will not be processed until we receive:

- ____ Realty Transfer Tax Affidavits
- ____ Settlement Funds in the amount of \$ _____
- ____ An Assignment of Bid
- ____ Grantee Letter
- ____ Other _____

____ The Sheriff's Deed will be/was sent for record on: _____

SHERIFF'S SALE
WEDNESDAY MARCH 30, 2011 AT 9:30 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2011
ED AND CIVIL WRIT NO. 1941 OF 2010, 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 COURT-
HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE
RIGHT AND TITLE AND INTEREST TO THE DEFEN-
DANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate
in the Township of Pine, County of Columbia and State of
Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point in the centerline of State Route
0042, said point being the southwest corner of lands of
Arthur and Myrl Peifer; THENCE along the centerline of
the aforementioned State Route the following seven
courses and distances: North 37 degrees 35 minutes 06
seconds East, 164.15 feet to a point; North 40 degrees
37 minutes 58 seconds East, 118.90 feet to a point;
North 46 degrees 09 minutes 06 seconds East, 156.10
feet to a point; North 48 degrees 17 minutes 13 seconds
East, 373.69 feet to a point; North 44 degrees 19 min-
utes 38 seconds East, 185.96 feet to a point; North 35
degrees 55 minutes 47 seconds East, 172.14 feet to a
point; North 30 degrees 06 minutes 27 seconds East,
154.17 feet to a point; THENCE along other lands of
Arthur and Myrl Peifer, shown as Parcel #2 on a draft of
survey by Construction Engineering, Inc., dated April 1,
1991, North 83 degrees 49 minutes 44 seconds East,
339.29 feet to a point in the centerline of Lick Run. There
being set on the last mentioned line 2 iron pins: the first
being set on the property line 30.0 feet from the point in
the centerline of the aforementioned State Route, the sec-
ond being set on the property line 50.0 feet from the
point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick
Run, the following four courses and distances: South 53
degrees 43 minutes 18 seconds West, 305.70 feet to a
point; South 05 degrees 15 minutes 18 seconds West,
223.50 feet to a point; South 32 degrees 47 minutes 18
seconds West, 448.10 feet to a point; South 35 degrees
54 minutes 18 seconds West, 356.10 feet to a point in
centerline of Lick Run, and in line of lands now or former-
ly of Joseph Gull.

THENCE along lands of said Gull, North 84 degrees 19
minutes 43 seconds West, 498.66 feet to the place of
Beginning. There being set on the last mentioned line an
iron pin on the property line 20.0 feet from the centerline
of Lick Run. There also being on the last mentioned line
an iron pipe found on the property line 26.2 feet from the
point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of
survey by Construction Engineering, Inc., James M.
Wood, PLS, completed April 1, 1991.

BEING THE SAME PREMISES BY DEED FROM WILLIAM
S. KINDIG AND KELLY M. KINDIG, HUSBAND AND
WIFE, DATED: 05/26/06 AND RECORDED 05/30/06
IN INSTRUMENT # 200605345 GRANTED AND CON-
VEYED UNTO LORI BECK AND DAVID STEINRUCK.

TAX PARCEL NO: 29-06-025-01

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 with eight (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 ACCOR-
DANCE WITH THESE TERMS MAY RESULT IN SERI-
OUS 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 default all sums paid by bidder will be considered
forfeited, but will be applied against any damages recov-
erable. 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
shall be payable to Plaintiff, unless the Columbia County

} SS

according to law deposes and says that Press Enterprise is
with its principal office and place of business at 3185
County of Columbia and State of Pennsylvania, and was
1, 1902, and has been published daily, continuously in said
day and on the attached notice March 9, 16, 23, 2011 as
ant is one of the officers or publisher or designated agent of
spaper in which legal advertisement was published; that
rise is interested in the subject matter of said notice and
egations in the foregoing statement as to time, place, and

me this 23rd day of March 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

..... 20....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the
in full.

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

March 9, 2011

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2010-CV-1941
LORI BECK and DAVID STEINRUCK

Real Estate Division:

The above case may be sold on April 13, 2011. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Director of Foreclosure
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCafferty & McKEEVER
Suite 5000
Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

97950FC
CF: 10/25/2010
SD: 04/13/2011
\$158,893.44

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
**Mortgagor(s) and
Record Owner(s)**

4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-CV-1941

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

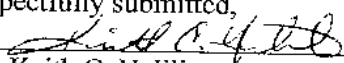
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Keith C. Halili

Legal Secretary

Name and Address of Sender
GOLD BECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

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

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional copies
 of this bill)

Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloombsburg, PA 17815	PENNSYLVANIA HOUSING AGENCY 211 North Front Street PO BOX 15057 Harrisburg, PA 17101			FINANCE							
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 4068 State Route 42 Unityville, PA 17774										
3.	PENNSYLVANIA HOUSING FINANCE AGENCY 211 North Front Street P.O. Box 15057 Harrisburg, PA 17101											
4.	PENNSYLVANIA HOUSING FINANCE AGENCY 211 North Front Street Harrisburg, PA											
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)								



See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

97950FC Columbia County Sale Date: 03/30/2011

LORI BECK & DAVID STEINRUCK

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-9625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 786-6300

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 12ED2011

VS

MORTGAGE FORECLOSURE

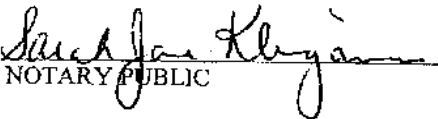
LORI BECK
DAVID STEINRUCK

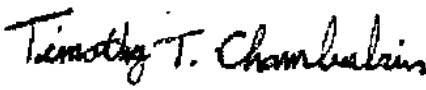
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 12:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DAVID STEINRUCK AT 4068 STATE ROUTE 42, UNITYVILLE BY HANDING TO DAVID STEINRUCK, 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 FRIDAY, FEBRUARY 04, 2011


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


J. CARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

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) 799-6380

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 12ED2011

VS

MORTGAGE FORECLOSURE

LORI BECK
DAVID STEINRUCK

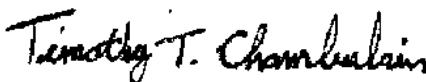
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 11:30 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LORI BECK AT 301 MONTGOMERY BLVD BLOOMSBURG BY HANDING
TO LORI BECK, 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 FRIDAY, FEBRUARY 04, 2011


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


J. ARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

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.

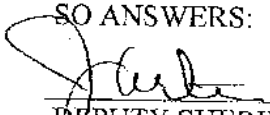
LORI BECK & DAVID STEINRUCK

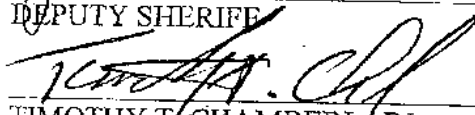
WRIT OF EXECUTION #12 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LORI BECK & DAVID STEINRUCK AT 4068 SR 42 UNITYVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

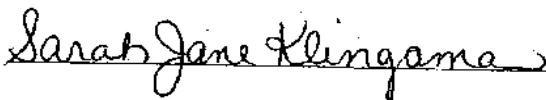
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF FEBRUARY 2011



Notarial Seal

SARAH JANE KLINGAMAN

Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2011 ED AND CIVIL WRIT NO. 1941 OF 2010 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, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances: North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point; North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point; North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point; North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point; North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point; North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point; North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point; THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances: South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point; South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point; South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point; South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli. THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING THE SAME PREMISES BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE, DATED: 05/26/06 AND RECORDED 05/30/06 IN INSTRUMENT # 200605345 GRANTED AND CONVEYED UNTO LORI BECK AND DAVID STEINRUCK.

TAX PARCEL NO: 29-06-025-01

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 with eight (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 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
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

GOLDBECK McCafferty & McKEEVER

Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
Mortgagor(s) and Record Owner(s)

4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-CV-1941

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
P.O. Box 15057
Harrisburg, PA 17101

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
Harrisburg, PA

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

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
PO BOX 15057
Harrisburg, PA 17101

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

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

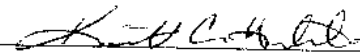
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
4068 State Route 42
Unityville, PA 17774

(attach separate sheet if more space is needed)

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.

DATED: March 9, 2011



GOLDBECK McCafferty & McKEEVER
BY: Keith C. Halili
Legal Secretary

**GOLDBECK McCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

March 9, 2011

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
vs.
LORI BECK and DAVID STEINRUCK
Term No. 2010-CV-1941

Property address:

*4068 State Route 42
Unityville, PA 17774*

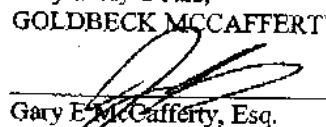
Sheriff's Sale Date: March 30, 2011

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 30, 2011 to April 13, 2011.

Thank you for your cooperation.

Very Truly Yours,
GOLDBECK McCAFFERTY & MCKEEVER



Gary E. McCafferty, Esq.
By: Jennifer Bradley, Legal Assistant

cc:

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

Tax Notice 2011 County & Municipality

PINE TWP

MAKE CHECKS PAYABLE TO:

Debra Platt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY: 8PM TO 8PM DURING DISCOUNT

AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 30 & AUG 27

PHONE: 570-458-6072

FOR: COLUMBIA County

DATE

03/01/2011

BILL NO.

27222

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING TWP RE	31,949	6.146 1.345 .389	192.43 42.11 12.18	196.36 42.97 12.43	216.00 47.27 13.05
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		246.72 April 30 If paid on or before	251.76 June 30 If paid on or before	276.32 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BECK LORI
DAVID STEINBUCK
4068 STATE ROUTE 42
UNITYVILLE PA 17774

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 29 -06 -025-01,000
4068 STATE ROUTE 42
9.02 Acres Land
Buildings 12,376
Total Assessment 31,949

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



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.

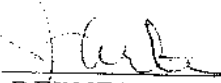

LORI BECK & DAVID STEINRUCK

WRIT OF EXECUTION #12 OF 2011 ED

POSTING OF PROPERTY

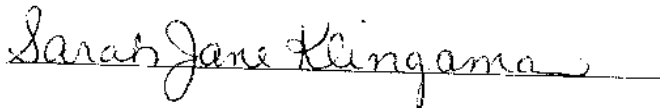
FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LORI BECK & DAVID STEINRUCK AT 4068 SR 42 UNITYVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF FEBRUARY 2011



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

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) 784-6308

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 12ED2011

VS

MORTGAGE FORECLOSURE

LORI BECK
DAVID STEINRUCK

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 12:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DAVID STEINRUCK AT 4068 STATE ROUTE 42, UNITYVILLE BY
HANDING TO DAVID STEINRUCK, , 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 FRIDAY, FEBRUARY 04, 2011


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


J. ARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

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) 784-4308

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 12ED2011

VS

MORTGAGE FORECLOSURE

LORI BECK
DAVID STEINRUCK

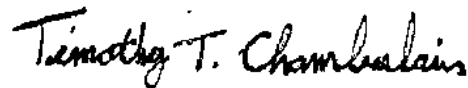
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 11:30 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LORI BECK AT 301 MONTOUR BLVD BLOOMSBURG BY HANDING
TO LORI BECK, , 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 FRIDAY, FEBRUARY 04, 2011


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


J. ARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 1/26/2011

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 12ED2011

PLAINTIFF

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT

LORI BECK
DAVID STEINRUCK

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

DAVID STEINRUCK

4068 STATE ROUTE 42

UNITYVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

DAVID STEINRUCK

RELATIONSHIP

DEF

IDENTIFICATION

DATE 2-4-11

TIME 1205

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. Arter

DATE 2-4-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 1/26/2011

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 12ED2011

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
LORI BECK
4068 STATE ROUTE 42
UNITYVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lori Beck

RELATIONSHIP Dep IDENTIFICATION _____

DATE 2-4-11 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 40301 Monteur Blvd
Bloomsburg

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Arter

DATE 2-4-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 1/26/2011

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 12ED2011

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBRA PIATT-TAX COLLECTOR	MORTGAGE FORECLOSURE
211 BEECH GLENN ROAD	
BENTON	

SERVED UPON Pasted Side Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-31-11 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

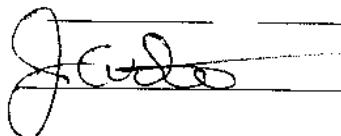
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-31-11

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 01/31/2011

Fee: \$5.00

Cert. NO: 9272

BECK LORI
DAVID STEINRUCK
4068 STATE ROUTE 42
UNITYVILLE PA 17774

District: PINE TWP
Deed: 20060 -5345
Location: PARTIAL
Parcel Id: 29 -06 -025-01,000

Assessment: 31,949
Balances as of 01/31/2011

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

NO TAX CLAIM TAXES DUE

By: Timothy Chamberlain Per: Cal. Co. Sheriff
(1574)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/26/2011

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 12ED2011

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-28-11 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. A. [Signature]

DATE 1-28-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/26/2011

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 12ED2011

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 1-28-11 TIME 0930 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 1-28-11

SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2011 ED AND CIVIL WRIT NO. 1941 OF 2010 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, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances: North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point; North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point; North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point; North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point; North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point; North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point; North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point; THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances: South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point; South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point; South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point; South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli. THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING THE SAME PREMISES BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE, DATED: 05/26/06 AND RECORDED 05/30/06 IN INSTRUMENT # 200605345 GRANTED AND CONVEYED UNTO LORI BECK AND DAVID STEINRUCK.

TAX PARCEL NO: 29-06-025-01

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 with eight (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 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
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

Document Receipt

Trans # 12938 Carrier / service: POST 2PM 1/27/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007340

Doc Ref #: 12ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 12937 Carrier / service: POST 2PM 1/27/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000007333

Doc Ref #: 12ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 12936 Carrier / service: POST 2PM 1/27/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000007326

Doc Ref #: 12ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 12935 Carrier / service: POST 2PM 1/27/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000007319

Doc Ref #: 12ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 12934 Carrier / service: POST 2PM 1/27/2011

Ship to: 12934

PA HOUSING FINANCE AGENCY

PO BOX 15057

Tracking #: 9171924291001000007302

Doc Ref #: 12ED2011

HARRISBURG PA 17101

Document Receipt

Trans # 12933 Carrier / service: POST 2PM 1/27/2011

Ship to: 12933

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000007296

Doc Ref #: 12ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 12-11

DATE RECEIVED 1-28-11
DOCKET AND INDEX 1-28-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1000.00 CK# 556-278

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

SALE DATE 119.37.11 TIME 0930
POSTING DATE 1-28-11
ADV. DATES FOR NEWSPAPER
1ST WEEK 1-28-11
2ND WEEK 1-28-11
3RD WEEK 1-28-11

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK

Defendant(s)

NO. 2010-CV-1941

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, LORI BECK, has a last known residence of 4068 State Route 42, Unityville, PA 17774.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/20/2011

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

☒ Gary McCafferty Pa. ID 42386

☐ Lisa Lee Pa. ID 78020

☐ Kristina Murtha Pa. ID 61858

☐ David Fein Pa. ID 82628

☐ Thomas Pulco Pa. ID 27615

☐ Jay Kivitz Pa. ID 26769

Attorneys for Plaintiff

Request for Military Status

Page 1 of 2

Department of Defense Manpower Data Center

Jan-20-2011 12:24:41

Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
BECK	LORI	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

Request for Military Status

Page 2 of 2

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:HH3U0EI6KR

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK

Defendant(s)

NO. 2010-CV-1941

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, DAVID STEINRUCK, has a last known residence of 4068 State Route 42, Unityville, PA 17774.

3. Deponent is unable to confirm that the Defendant is in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/20/2011

By:


GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

✓ Gary McCafferty Pa. ID 42386

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

Attorneys for Plaintiff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

vs.

LORI BECK
DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

In the Court of Common Pleas of
Columbia County

No. 2010-CV-1941

2011-ED-12
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 4068 State Route 42 Unityville, PA 17774

See Exhibit "A" attached

AMOUNT DUE	\$158,893.44
------------	--------------

Interest From 01/21/2011
Through Date of Sale

(Costs to be added)

Dated: 1-26-11

Tamara B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Blawie

IN THE COURT OF COMMON PLEAS

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

vs.

LORI BECK and
DAVID STEINRUCK
Mortgagor(s)
4068 State Route 42 Unityville, PA 17774

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$158,893.44
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Goldbeck McCafferty & McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 ~ Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;
North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;
North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;
North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;
North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;
North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;
North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;
South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point;
South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point;
South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli.

THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING THE SAME PREMISES BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE, DATED: 05/26/06 AND RECORDED 05/30/06 IN INSTRUMENT # 200605345 GRANTED AND CONVEYED UNTO LORI BECK AND DAVID STEINRUCK.

TAX PARCEL NO: 29-06-025-01

Complaint \$115.00 pd
Judgment \$ 15.00 pd
Writ \$ 25.00 pd
Satisfy \$ 10.00
Sheriff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
(Mortgagor(s) and Record Owner(s))
4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1941

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
P.O. Box 15057
Harrisburg, PA 17101

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
Harrisburg, PA

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

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
PO BOX 15057
Harrisburg, PA 17101

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

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

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.

TENANTS/OCCUPANTS
4068 State Route 42
Unityville, PA 17774

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: January 20, 2011

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
(Mortgagor(s) and Record Owner(s))
4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1941

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

LORI BECK
4068 State Route 42
Unityville, PA 17774

DAVID STEINRUCK
4068 State Route 42
Unityville, PA 17774

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
P.O. Box 15057
Harrisburg, PA 17101

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
Harrisburg, PA

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

PENNSYLVANIA HOUSING FINANCE AGENCY
211 North Front Street
PO BOX 15057
Harrisburg, PA 17101

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

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

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.

TENANTS/OCCUPANTS
4068 State Route 42
Unityville, PA 17774

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: January 20, 2011

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137
Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
Mortgagor(s) and Record Owner(s)

4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2010-CV-1941

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BECK, LORI
LORI BECK
4068 State Route 42
Unityville, PA 17774

Your house at 4068 State Route 42, Unityville, PA 17774 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$158,893.44 obtained by THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 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 cancelled if you pay to THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 97950FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-3
4708 Mercantile Drive North
Fort Worth, TX 76137

Plaintiff

vs.

LORI BECK
DAVID STEINRUCK
Mortgagor(s) and Record Owner(s)
4068 State Route 42
Unityville, PA 17774

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2010-CV-1941

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

GOLDBECK, MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, AS
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Plaintiff

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IN THE COURT OF COMMON PLEAS

of Columbia County


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1941

WAIVER OF WATCHMAN

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

By 
GOLDBECK MCCAFFERTY & MCKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386 ✓
Lisa Lee Pa. ID 78020
Kristina Murtha Pa. ID 61858
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
Attorneys for Plaintiff

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215-627-1322
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Plaintiff

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Attorneys for Plaintiff

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215-627-1322
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David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;
North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;
North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;
North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;
North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;
North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;
North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;
South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point;
South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point;
South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulll.

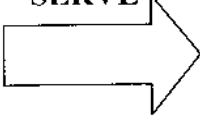
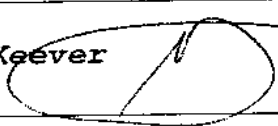
THENCE along lands of said Gulll, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING THE SAME PREMISES BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE, DATED: 05/26/06 AND RECORDED 05/30/06 IN INSTRUMENT # 200605345 GRANTED AND CONVEYED UNTO LORI BECK AND DAVID STEINRUCK.


TAX PARCEL NO: 29-06-025-01

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-3		COURT NUMBER 2010-CV-1941
DEFENDANT/S/ LORI BECK and DAVID STEINRUCK		TYPE OF WRIT OR COMPLAINT EXECUTION
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LORI BECK & DAVID STEINRUCK	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 4068 State Route 42, Unityville, PA 17774	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> PLEASE POST HANDBILL </div>		
SIGNATURE OF ATTORNEY <i>Goldbeck McCafferty & McKeever</i> 	TELEPHONE NUMBER (215) 627-1322	DATE January 20, 2011
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-3		COURT NUMBER 2010-CV-1941
DEFENDANT/S/ LORI BECK and DAVID STEINRUCK		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DAVID STEINRUCK

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
4068 State Route 42, Unityville, PA 17774

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PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Goldbeck McCafferty & McKeever

TELEPHONE NUMBER

(215) 627-1322

DATE

January 20, 2011

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-L3		COURT NUMBER 2010-CV-1941
DEFENDANT/S/ LORI BECK and DAVID STEINRUCK		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LORI BECK

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January 20, 2011

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

556295

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

01/21/2011

PAY

TO THE

ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ **2,000.00

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

6. MORTGAGE DISBURSEMENT ACCOUNT

[Signature]

AUTHORIZED SIGNATURE

MEMO 97950FC Beck

Security Features: Details on back.



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