

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

Deutsche Bank Trust vs Joseph Brenner

NO. 167-11 ED NO. 1498-11 JD

DATE/TIME OF SALE: Feb. 8 8:00

BID PRICE (INCLUDES COST) \$ 2324.32

POUNDAGE - 2% OF BID \$ 46.49

TRANSFER TAX - 2% OF FAIR MKT \$ -

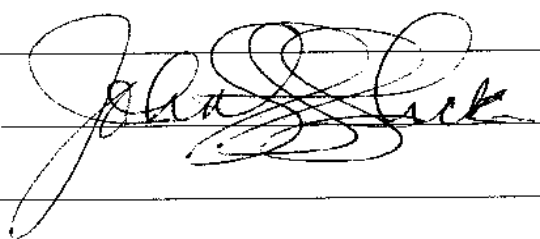
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2370.81

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2370.81

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 370.81

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

Defendant

JOSEPH J BRENNAN

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, February 8, 2012

Writ of Execution No. : 2011CV1498

Advance Sheriff Costs: 1,350.00

Location of the real estate: 624-626 MAIN STREET, ARISTES, PA 17920

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	16.00
Crying Sale	10.00
Service	240.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	170.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,364.82
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	48.00
Copies	8.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 2,269.32

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 2,324.32

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

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TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE
DEBORAH K. CURRAN
LAURA H. O'SULLIVAN
GAYL C. SPIVAK
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DIANA C. THEOLOGOU
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MARK GOLAB
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BRIAN T. LAMANN
BENJAMIN P. SMITH
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MAKENNA L. FORCII
SHEERA G. ENGROSSE
ANNE HEIGITEL
JONATHAN ELUFANT
THOMAS M. ANDERSON
THEODORE J. MORALTE

See www.mccabeweisbergconway.com

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FAX (215) 790-1274

February 14, 2012

SUITE 303
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FAX (856) 858-7070

SUITE 499
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GENERAL FAX (914) 636-8901

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Also serving the District of Columbia

SUITE 202
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FAIRFAX, VA 22030
(866) 656-0779

SUITE 100
30 HUNTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19807
(302) 410-1520
FAX 855-425-1980

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1
vs.
Joseph J. Brennan
Columbia County, Court of Common Pleas, No. 2011-CV-1498
Action in Mortgage Foreclosure
Premises: 624-626 Main Street, Aristes, Pennsylvania 17920
Date of Sheriff's Sale: February 8, 2012


Dear Sheriff:

Enclosed please find check in the amount of \$370.81 which represents the amount necessary to complete settlement as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1, 3701 Regent Blvd, Irving, Texas 75063** in the deed poll.

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

Very truly yours,


Kathleen Cullum
Legal Assistant

/kc
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

McCabe, Weisberg and Conway, P.C.

Telephone Number

215-790-1010

Mailing Address

123 S. Broad Street, Suite 2080

City

Philadelphia

State

PA

Zip Code

19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia

Mailing Address

Columbia County Courthouse, 35 West Main Street

City

Bloomsburg

State

PA

Zip Code

17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee
for NovaStar Mortgage Funding Trust, Series 2007-1

Mailing Address

3701 Regent Blvd

City

Irving

State

TX

Zip Code

75063

D. REAL ESTATE LOCATION

Street Address

624-626 Main Street

County

Columbia

School District

Greater Nanticoke Area

City, Township, Borough

Conyngham Township

Tax Parcel Number

14-10C-013-00-000 & 14-10C-014-00-000

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

1. Actual Cash Consideration

\$2,370.81

2. Other consideration

+ 0.00

3. Total Consideration

= \$2,370.81

4. County Assessed Value

\$29,472.00

5. Common Level Ratio Factor

x 3.79

6. Fair Market Value

= \$111,698.88

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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete 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 a copy of resolution.)
- ☐ Transfer from mortgage to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on February 8, 2012 to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 as holder of a mortgage in default, and, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

2/14/12

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

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310

WELLS
FARGO

159802

NO.

PAY: Three Hundred Seventy ***** 81/100

DATE Feb/14/2012 AMOUNT \$370.81

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff 219-0504 Brennan, Joseph

Marie A. Weisberg

⑈159802⑈ ⑆031000503⑆ 2000012430048⑈

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>240.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>48.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>16.00</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>8.00</u>	
✓ NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>494.50</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1334.82</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
✓ DELINQUENT	20	\$ <u>5.00</u>
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>0.00</u>

✓ SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2324.32

TERRENCE J. McCABE ***
MARC S. WEISBERG **
EDWARD D. CONWAY **
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LISA L. WALLACE **
DEBORAH K. CURRAN **
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ANNE PEIGHTHEL *
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STAMFORD, CT 06905
(203) 993-8200

January 3, 2012

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

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1
c/o Saxon Special Servicing vs. Joseph J. Brennan
Columbia County, No. 2011-CV-1498
Premises: 624-626 Main Street, Aristes, Pennsylvania 17920

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on February 8, 2012.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Megan Paolucci, Legal Assistant
McCabe, Weisberg and Conway, P.C.

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

McCABE, WEISBERG & CONWAY, P.C.
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

Deutsche Bank National Trust Company, as
Trustee for NovaStar Mortgage Funding Trust,
Series 2007-1 c/o Saxon Special Servicing
Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2011-CV-1498

v.


Joseph J. Brennan
Defendant

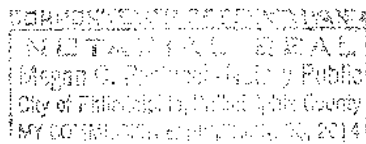
AFFIDAVIT OF SERVICE
OF
AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 30th day of December, 2011, 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 Amended Affidavit Pursuant to 3129 which is attached hereto.

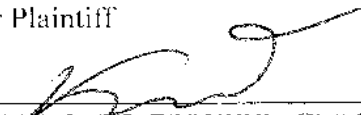
A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED
BEFORE ME THIS 4th DAY
OF January, 2011


NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

By: 
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing
Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2011-CV-1498

v.

Joseph J. Brennan
Defendant

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 624-626 Main Street, Aristes, Pennsylvania 17920, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Joseph J. Brennan	624-626 Main Street Aristes, Pennsylvania 17920

2. Name and address of Defendant in the judgment:

Name	Address
Joseph J. Brennan	624-626 Main Street Aristes, Pennsylvania 17920

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 her _____

ABC Bail Bonds, Inc., Trusted for
the benefit of Lexington National
Insurance Corporation

215 West Bridge Street
Morrisville, Pennsylvania 19067

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

Name Address

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

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

624-626 Main Street
Aristes, Pennsylvania 17920

Commonwealth of Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

PA Department of Revenue

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

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

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

United States of America

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

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

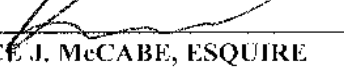
Name

Address

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

December 30, 2011
DATE

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

By: 
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
MARISA J. COHEN, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

DATE: January 3, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANT'S

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Joseph J. Brennan

PROPERTY: 624-626 Main Street, Aristes, Pennsylvania 17920

IMPROVEMENTS: Lot

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **February 8, 2012 at 9:00 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.

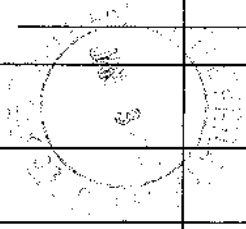
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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

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

Name and Address of Sender
 McCabe, Voltaggio and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: M. Paolucci-59146

Line	Article/Description	Postage
1	Deutsche Bank National Trust Company et al v. Brennan-59146	ABC Bail Bonds, Inc., Truisted for the benefit of Lexington National Insurance Corporation 215 West Bridge Street Morrisville, Pennsylvania 19067
2		Tenants/Occupants 624-626 Main Street Aristes, Pennsylvania 17920
3		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107
5		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	624-626 MAIN STREET ARISTES, PA 17920
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	01/05/12	Time:	10:40
Deputy:	#6	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
-------------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2011CV1498

624-626 MAIN STREET, ARISTES, PA 17920

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>POST OFFICE # ARISTES 12-19-11 875-1641</i> <i>NO - J-NET OR FORWARDING ADDRESS</i>		

Serve To:

Name:	OCCUPANT
Primary Address:	624-626 MAIN STREET ARISTES, PA 17920
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>! ACANT</i>
Relation:	
Date:	<i>626 M. ST. ARISTES</i>
Time:	<i>400 - 0030</i>
Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & I
-------	----------------------

Joe Brennan

Service Attempts:

Date:	12.2	12	
Time:	1405	11	
Mileage:			
Deputy:	6		

*Will be in on Monday
12-19-11 to pick up.*

Service Attempt Notes:

1. *L/C properly empty*
2. *L/C still vacant*
3. *L/C*
- 4.
- 5.
- 6.

OCCUPANT

2011CV1498

624-626 MAIN STREET, ARISTES, PA 17920

NO EXPIRATION

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

v.

Joseph J. Brennan

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: **Joseph J. Brennan**
624-626 Main Street
Aristes, Pennsylvania 17920

Your house (real estate) at **624-626 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on Feb. 8, 2012 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$58,348.84 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing against you.

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

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

1. The sale will be canceled if you pay to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THE SURFACE of all that certain part of a lot or piece of ground situate on the westerly side of Centre Street, Montana, now called Aristes, Conyngham Township, Columbia County, Pennsylvania, containing in front or width on the westerly side of said Centre Street, 13 feet 6 inches, and extending back westwardly at right angles with Centre Street, 140 feet in length or depth to a 20 foot wide alley. BEING a part of that same lot known and numbered on the map or plan of said Montana, as laid out by the Coal Ridge Improvement and Coal Company, as Lot Number 4 in Block Number 18. Bounded as follows: On the north by the remaining part of Lot Number 4, in same block; on the east by Centre Street aforesaid; on the south by Lot Number 5, same block, and on the west by the 20 foot wide alley, aforesaid.

PARCEL NO. 14-10C-013-00, 000
AND

ALL that certain piece or parcel of ground situate in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, known as 626 Main Street, Aristes, Pennsylvania and as more particularly bounded and described as follows:-

ALL THAT CERTAIN piece, parcel or tract of land situate on the westerly side of Centre Street, in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, Containing in front or width on the westerly side of Centre Street fourteen (14) feet, six (6) inches, and extending back westerly at right angles with said Centre Street one hundred forty (140) feet in length or depth to a twenty (20) foot wide alley. Bounded on the north by property now or formerly of Harvey W. Weller; on the east by Centre Street; south by the northern portion of said lot now or formerly of George Tyson and on the west by an alley, and being the northerly portion of lot Numbered four (4), in Block numbered Eighteen (18) and being the northern fourteen (14) feet, six (6) inches of said lot, and is commencing at a point at the center of the double frame dwelling erected upon the above described land, and running northwardly from said center of said house for a distance of fourteen (14) feet and six (6) inches.

PARCEL NO. 14-10C-014-00, 000

BEING KNOWN AS: 624-626 MAIN STREET, ARISTES, PENNSYLVANIA 17920

THE IMPROVEMENTS THEREON ARE: LOT

BEING THE SAME PREMISES WHICH PATRICK J. FLETCHER AND DIANE C. FLETCHER by deed dated November 28, 2006 and recorded December 4, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200612700, granted and conveyed to Joseph J. Brennan.

REAL DEBT: \$58,348.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH J. BRENNAN

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOSEPH J BRENNAN
Primary Address:	624-626 MAIN STREET ARISTES, PA 17920
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Joseph J		
Relation:	CCSO		
Date:	12/19	Time:	9:40
Deputy:		Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
-------------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BRENNAN, JOSEPH J

2011CV1498

624-626 MAIN STREET, ARISTES, PA 17920

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mauricia

Relation: intake clerk

Date: 12/02/11 Time: 15:40

Deputy: #7 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS

2011CV1498

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SHERIFF'S RETURN OF SERVICE

12/19/2011 09:40 AM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOSEPH J BRENNAN AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 19, 2011

NOTARY

Affirmed and subscribed to before me this

19TH day of DECEMBER, 2011

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA

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

REAL ESTATE TAX CERTIFICATION

Date: 12/02/2011

Fee: \$5.00

Cert. NO: 11151

BRENNAN JOSEPH J
PO BOX 81
ARISTES PA 17920

District: CONYNGHAM TWP
Deed: 20061 -2700
Location: 1/2 LOT #4 BLK #18
Parcel Id: 14 -10C-014-00,000

Assessment: 29,472
Balances as of 12/02/2011

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

By: Columbia County Sheriff Per: dm

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 12/02/2011 01:32:25 PM

Owner: BRENNAN JOSEPH C

Municipality: CONYNGHAM TOWNSHIP

Parcel #: 14 -100-014-00,000

PO BOX 81

Property Desc:

ARISTES PA 17920

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
016178	G	\$177.51	04/30/2011	\$181.13	06/30/2011	\$199.24	08/31/2011
		Discount Payment		05/03/2011		\$177.51	
016178	S	\$38.85	04/30/2011	\$39.64	06/30/2011	\$43.60	08/31/2011
		Discount Payment		05/03/2011		\$38.85	
016178	R	\$158.86	04/30/2011	\$162.10	06/30/2011	\$178.31	08/31/2011
		Discount Payment		05/03/2011		\$158.86	

Total Paid To Date:	\$375.22
---------------------	----------

dm.
Signature

12-2-11
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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

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

TERRENCE J. McCABE ***
 MARC S. WEISBERG **
 EDWARD D. CONWAY **
 MARGARET GAIRO **
 LISA L. WALLACE **
 DEBORAH K. CURRAN **
 LAURA H.G. O'SULLIVAN **
 GAYL C. SPIVAK **
 ANDREW L. MARKOWITZ **
 HEIDI R. SPIVAK **
 SCOTT T. TAGGART **
 MARISA J. COHEN **
 JASON BROOKS **
 ERIN M. BRADY **
 KEVIN T. McQUAIL **
 ALEXANDRA T. GARCIA **
 CORRIN DEMENT **
 ABBY K. MOYNTHAN **
 CATHERINE WELKER **
 ANTOINETTE N. MOORE **
 CHRISTINE GRAHAM **
 MELISSA A. SPASATO **
 HEATHER WEINERT **
 RICHARD J. SUZOR, JR. **
 MAKENNA E. PORCH **
 LAURA LATTI **
 BRIAN T. LAMMANA **
 DIANA THEOLOGOU **
 SHEERA G. ENGRISSEI **
 SAMANTHA A. CLIFFORD **
 JO-ANN T. LAMBERT-O'NEILL **
 ANNE PEIGHTEL **
 MARK GOLAB **
 JONATHAN ELEFANT **
 See www.mwc-law.com for licensing.

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

SUITE 499
 145 HUGUENOT STREET
 NEW ROCHELLE, NY 10801
 (914) 636-8900
 GENERAL FAX (914) 636-8901
 MEDIATION ONLY FAX (914) 819-3505

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

SUITE 201
 4021 UNIVERSITY DRIVE
 FAIRFAX, VA 22030
 (866) 656-0379

SUITE 100
 30 BUXTON FARMS ROAD
 STAMFORD, CT 06905
 (203) 992-8280

FACSIMILE COVER LETTER

DATE: 12/2/11
 TO: Sheriff @ Columbia County
 RE: Affidavit of Service (Non-Military) re: Joseph J. Brenne
 FAX NO: (570) 389-5625
 TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

MESSAGE:

Very truly yours,

Cherise A. Wallace

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

Deutsche Bank National Trust Company, As Trustee
 For Novastar Mortgage Funding Trust, Series 2007-1
 c/o Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

COLUMBIA COUNTY
 COURT OF COMMON PLEAS

Number 2011-CV-1498

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Joseph J. Brennan, is 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, Joseph J. Brennan, is over eighteen (18) years of age, and reside as follows:

Joseph J. Brennan
 624-626 Main Street
 Aristes, Pennsylvania 17920

SWORN AND SUBSCRIBED
 BEFORE ME THIS 2 DAY
 OF December, 2011

Cherice A. Wallas
 NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
 NOTARY PUBLIC
 My Comm. Expires 06, 2015

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOSEPH J BRENNAN

Case Number
2011CV1498

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Deb Miller
Relation:	Tax Clerk
Date:	12/02/11 Time: 13:30
Deputy:	#7 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
-------------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV1498

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

Trans # 45179 Carrier / service: POST 2PM 12/2/2011

Ship to: 45179

UNITES STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 9171924291001000011828

Doc Ref #: 169ED2011

Document Receipt

Trans # 45178 Carrier / service: POST 2PM 12/2/2011

Ship to: 45178

UNITES STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000011811

Doc Ref #: 169ED2011

HARRISBURG PA 17108

Document Receipt

Trans # 45177 Carrier / service: POST 2PM 12/2/2011

Ship to: 45177

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT
235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000011804

Doc Ref #: 169ED2011

SCRANTON PA 18503

Document Receipt

Trans # 45176 Carrier / service: POST 2PM 12/2/2011

Ship to: 45176

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000011798

Doc Ref #: 169ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 45175 Carrier / service: POST 2PM 12/2/2011

Ship to: 45175

COMMONWEALTH OF PA

DEPT 280601

6TH FLOOR, STRAWBERRY SQUARE

HARRISBURG PA 17128

Tracking #: 9171924291001000011781

Doc Ref #: 169ED2011

Document Receipt

Trans # 45174 Carrier / service: POST 2PM 12/2/2011

Ship to: 45174

COMMONWEALTH OF PA

110 NORTH 8TH STREET
SUITE 204

Tracking #: 9171924291001000011774

Doc Ref #: 169ED2011

PHILADELPHIA PA 19107

Document Receipt

Trans # 45173 Carrier / service: POST 2PM 12/2/2011

Ship to: 45173

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000011767

Doc Ref #: 169ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 45172 Carrier / service: POST 2PM 12/2/2011

Ship to: 45172

ABC BAIL BONDS, INC.

215 WEST BRIDGE STREET

Tracking #: 9171924291001000011750

Doc Ref #: 169ED2011

MORRISVILLE PA 19067

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

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

CK# 600000

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

SALE DATE 10/1/00 TIME 10:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1ST WEEK _____

2ND WEEK 10/1/00

3RD WEEK 10/1/00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1498

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 08, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THE SURFACE of all that certain part of a lot or piece of ground situate on the westerly side of Centre Street, Montana, now called Aristes, Conyngham Township, Columbia County, Pennsylvania, containing in front or width on the westerly side of said Centre Street, 13 feet 6 inches, and extending back westwardly at right angles with Centre Street, 140 feet in length or depth to a 20 foot wide alley. BEING a part of that same lot known and numbered on the map or plan of said Montana, as laid out by the Coal Ridge Improvement and Coal Company, as Lot Number 4 in Block Number 18. Bounded as follows: On the north by the remaining part of Lot Number 4, in same block; on the east by Centre Street aforesaid; on the south by Lot Number 5, same block, and on the west by the 20 foot wide alley, aforesaid.

PARCEL NO. 14-10C-013-00, 000 AND

ALL that certain piece or parcel of ground situate in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, known as 626 Main Street, Aristes, Pennsylvania and as more particularly bounded and described as follows:-

ALL THAT CERTAIN piece, parcel or tract of land situate on the westerly side of Centre Street, in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, Containing in front or width on the westerly side of Centre Street fourteen (14) feet, six (6) inches, and extending back westerly at right angles with said Centre Street one hundred forty (140) feet in length or depth to a twenty (20) foot wide alley. Bounded on the north by property now or formerly of Harvey W. Weller; on the east by Centre Street; south by the northern portion of said lot now or formerly of George Tyson and on the west by an alley, and being the northerly portion of lot Numbered four (4), in Block numbered Eighteen (18) and being the northern fourteen (14) feet, six (6) inches of said lot, and is commencing at a point at the center of the double frame dwelling erected upon the above described land, and running northwardly from said center of said house for a distance of fourteen (14) feet and six (6) inches.

PARCEL NO. 14-10C-014-00, 000

BEING KNOWN AS: 624-626 MAIN STREET, ARISTES, PENNSYLVANIA 17920

THE IMPROVEMENTS THEREON ARE: LOT

BEING THE SAME PREMISES WHICH PATRICK J. FLETCHER AND DIANE C. FLETCHER by deed dated November 28, 2006 and recorded December 4, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200612700, granted and conveyed to Joseph J. Brennan.

PROPERTY ADDRESS: 624-626 MAIN STREET, ARISTES, PA 17920

UPI / TAX PARCEL NUMBER: 14-10C-014

Seized and taken into execution to be sold as the property of JOSEPH J BRENNAN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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 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 to either 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 the 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.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
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KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2011-CV-1498

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 624-626 Main Street, Aristes, Pennsylvania 17920, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Joseph J. Brennan	624-626 Main Street Aristes, Pennsylvania 17920
2. Name and address of Defendant in the judgment:

Name	Address
Joseph J. Brennan	624-626 Main Street Aristes, Pennsylvania 17920
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	

ABC Bail Bonds, Inc., Trustted for
the benefit of Lexington National
Insuraance Corporation

215 West Bridge Street
Morrisville, Pennsylvania 19067

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 624-626 Main Street
Aristes, Pennsylvania 17920

Commonwealth of Pennsylvania Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

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

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

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

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

Commonwealth of Pennsylvania Clearance Support Department 281230
Department of Revenue Bureau of Harrisburg, PA 17128-1230
Compliance 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 700 Sawmill Road
County Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

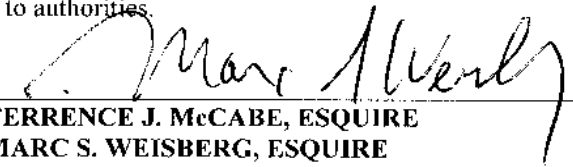
None

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.

November 29, 2011

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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PARCEL NO. 14-10C-013-00, 000
AND

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REAL DEBT: \$58,348.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH J. BRENNAN

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

TERRENCE J. McCABE ***
MARC S. WEISBERG **
EDWARD D. CONWAY **
MARGARET GAJO **
LISA L. WALLACE **
DEBORAH K. CURRAN **
LAURA H.G. O'SULLIVAN **
GAYL C. SPIVAK **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK *
SCOTT F. TAGGART *
MARISA J. COHEN *
JASON BROOKS *
ERIN M. BRADY **
KEVIN T. McQUAIL *
ALEXANDRA T. GARCIA *
CORKIN DEMENT **
ABBY K. MOYNIHAN **
CATHERINE WELKER **
ANTOINETTE N. MOORE **
CHRISTINE GRAHAM *
MELISSA A. SPOSATO *
HEATHER WEINERT *
RICHARD J. SUZOR, JR. *
MAKENNA E. PORCH *
LAURA LATTI **
BRIAN T. LAMANNA *
DIANA THEOLOGOU **
SHEERA G. ENGRISSE **
SAMANTHA A. CLIFFORD **
JO-ANN T. LAMBERT-O'NEILL *
ANNE PEIGHEL *
MARK GOLAB *
JONATHAN ELEFANT **
See www.njwc-law.com for licensing

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

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

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

SUITE 499
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901
MEDIATION ONLY FAX (914) 819-5505

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 201
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200

November 29, 2011

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

Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon
Special Servicing vs. Joseph J. Brennan
Columbia County, Number 2011-CV-1498
Premises: 624-626 Main Street, Aristes, Pennsylvania 17920

Dear Sir or Madam:

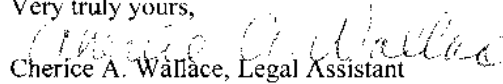
Enclosed please find 2 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant as follows:

Joseph J. Brennan
624-626 Main Street
Aristes, Pennsylvania 17920

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please post the 624-626 Main Street, Aristes, Pennsylvania 17920.

Please deputize the Columbia County Sheriff to serve the above referenced defendant, serviceform. Our stamped self-addressed envelope and check for \$2000.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,


Cherice A. Wallace, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/

Enclosures

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

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

No. 2011-ED-149 Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-1498 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 624-626 Main Street, Aristes, Pennsylvania 17920

Amount Due \$58,348.84

Interest from 11/19/11 to \$

DATE OF SALE _____

plus \$9.59 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 12-1-11
(SEAL)

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

By: Kelly P Brewer Deputy

Certified from the records this
1st day of December A.D. 2011
TAM B. KLINE, PROTHONOTARY
By: Tam B. Kline/mt
I, _____, Clerk of the Court
Attest: _____
My Comm. Exp. 12/31/2011

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-1498 Term _____ J.D.

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

Deutsche Bank National Trust Company, as Trustee for NovaStar
Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing

v.

Joseph J. Brennan

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

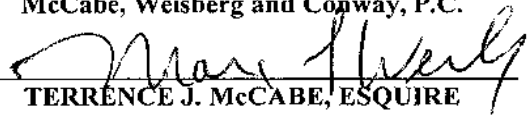
Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.



**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff**

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123 South Broad Street, Suite 2080
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Attorneys for Plaintiff

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

CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

v.

Joseph J. Brennan

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joseph J. Brennan
624-626 Main Street
Aristes, Pennsylvania 17920

Your house (real estate) at **624-626 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on Feb. 8, 2012 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$58,348.84 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing against you.

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

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

1. The sale will be canceled if you pay to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

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123 South Broad Street, Suite 2080
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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109
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CIVIL ACTION LAW

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NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

v.

Joseph J. Brennan

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: **Joseph J. Brennan**
624-626 Main Street
Aristes, Pennsylvania 17920

Your house (real estate) at **624-626 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on Feb. 8, 2012 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$58,348.84 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing 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:

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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.
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PARCEL NO. 14-10C-013-00, 000
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PARCEL NO. 14-10C-014-00, 000

BEING KNOWN AS: 624-626 MAIN STREET, ARISTES, PENNSYLVANIA 17920

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REAL DEBT: \$58,348.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH J. BRENNAN

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
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Attorneys for Plaintiff

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CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
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COURT OF COMMON PLEAS

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-E.D.-1061 Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-1498 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 624-626 Main Street, Aristes, Pennsylvania 17920

Amount Due \$58,348.84

Interest from 11/19/11 to \$

DATE OF SALE _____
plus \$9.59 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 12-1-11
(SEAL)

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

By: Ruby P. Brewer Deputy

Certified from the records this

1 Day of December, A.D. 2011

TAMI B. KLINE PROTHONOTARY

cc: Tami B. Kline

Clerk of the Court

12/1/2011

No. ~~2011-ED-6~~ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-1498 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
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Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing

v.

Joseph J. Brennan

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

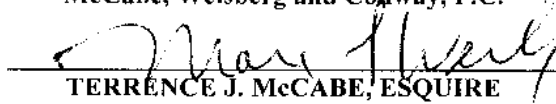
Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.


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COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2011-CV-1498

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 624-626 Main Street, Aristes, Pennsylvania 17920, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Joseph J. Brennan

624-626 Main Street
Aristes, Pennsylvania 17920

2. Name and address of Defendant in the judgment:

Name

Address

Joseph J. Brennan

624-626 Main Street
Aristes, Pennsylvania 17920

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

ABC Bail Bonds, Inc., Trustted for
the benefit of Lexington National
Insuraance Corporation

215 West Bridge Street
Morrisville, Pennsylvania 19067

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	624-626 Main Street Aristes, Pennsylvania 17920
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

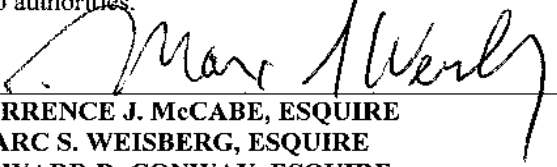
Address

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.

November 29, 2011
DATE



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAJRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE
CHRISTINE L. GRAHAM, ESQUIRE
BRIAN T. LAMANNA, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THE SURFACE of all that certain part of a lot or piece of ground situate on the westerly side of Centre Street, Montana, now called Aristes, Conyngham Township, Columbia County, Pennsylvania, containing in front or width on the westerly side of said Centre Street, 13 feet 6 inches, and extending back westwardly at right angles with Centre Street, 140 feet in length or depth to a 20 foot wide alley. BEING a part of that same lot known and numbered on the map or plan of said Montana, as laid out by the Coal Ridge Improvement and Coal Company, as Lot Number 4 in Block Number 18. Bounded as follows: On the north by the remaining part of Lot Number 4, in same block; on the east by Centre Street aforesaid; on the south by Lot Number 5, same block, and on the west by the 20 foot wide alley, aforesaid.

PARCEL NO. 14-10C-013-00, 000
AND

ALL that certain piece or parcel of ground situate in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, known as 626 Main Street, Aristes, Pennsylvania and as more particularly bounded and described as follows:-

ALL THAT CERTAIN piece, parcel or tract of land situate on the westerly side of Centre Street, in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, Containing in front or width on the westerly side of Centre Street fourteen (14) feet, six (6) inches, and extending back westerly at right angles with said Centre Street one hundred forty (140) feet in length or depth to a twenty (20) foot wide alley. Bounded on the north by property now or formerly of Harvey W. Weller; on the east by Centre Street; south by the northern portion of said lot now or formerly of George Tyson and on the west by an alley, and being the northerly portion of lot Numbered four (4), in Block numbered Eighteen (18) and being the northern fourteen (14) feet, six (6) inches of said lot, and is commencing at a point at the center of the double frame dwelling erected upon the above described land, and running northwardly from said center of said house for a distance of fourteen (14) feet and six (6) inches.

PARCEL NO. 14-10C-014-00, 000

BEING KNOWN AS: 624-626 MAIN STREET, ARISTES, PENNSYLVANIA 17920

THE IMPROVEMENTS THEREON ARE: LOT

BEING THE SAME PREMISES WHICH PATRICK J. FLETCHER AND DIANE C. FLETCHER by deed dated November 28, 2006 and recorded December 4, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200612700, granted and conveyed to Joseph J. Brennan.

REAL DEBT: \$58,348.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH J. BRENNAN

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

Plaintiff

v.

Joseph J. Brennan

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

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:

624-626 Main Street, Aristes, Pennsylvania 17920

(more fully described as attached)

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

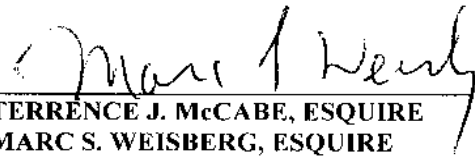
Joseph J. Brennan
624-626 Main Street
Aristes, Pennsylvania 17920

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.

November 29, 2011

DATE


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MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 c/o
Saxon Special Servicing

v.

Joseph J. Brennan

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1498

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joseph J. Brennan
 624-626 Main Street
 Aristes, Pennsylvania 17920

Your house (real estate) at **624-626 Main Street, Aristes, Pennsylvania 17920** 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 \$58,348.84 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing against you.

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

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

1. The sale will be canceled if you pay to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 c/o Saxon Special Servicing 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

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MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109
(215) 790-1010

3-50/310

NO.

62388

PAY Two Thousand ***** 00/100

DATE Nov/30/2011 AMOUNT \$2,000.00

ESCROW TRUST
VOID AFTER 90 DAYS

Marc A. Weisberg

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale 219-0504 Brennan

⑈062388⑈ ⑈031000503⑈ 2000012430022⑈