

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

**Defendant**  
RENEE YOUNG  
JAMES YOUNG

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, May 9, 2012

**Writ of Execution No. :** 2011CV1229

**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 1871 MAIN STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |          |
|---------------------------------|----------|
| Docketing                       | 15.00    |
| Levy                            | 15.00    |
| Posting Handbill                | 15.00    |
| Service Mileage                 | 8.00     |
| Crying Sale                     | 10.00    |
| Service                         | 270.00   |
| Prothonotary, Acknowledge Deed  | 10.00    |
| Advertising Sale Bills & Copies | 17.50    |
| Sheriff's Deed                  | 35.00    |
| Distribution Form               | 25.00    |
| Surcharge                       | 190.00   |
| Advertising Sale (Newspaper)    | 15.00    |
| Press Enterprise Inc.           | 1,150.98 |
| Web Posting                     | 100.00   |
| Notary Fee                      | 15.00    |
| Transfer Tax Form               | 25.00    |
| Mailing Costs                   | 66.00    |
| Copies                          | 9.00     |
| Solicitor Services              | 75.00    |
| Tax Claim Search                | 5.00     |
| Sheriff Automation Fund         | 50.00    |

**Total Sheriff Costs 2,121.48**

## Municipal Costs

|       |          |
|-------|----------|
| Sewer | 1,095.64 |
|-------|----------|

**Total Municipal Costs 1,095.64**

## Distribution Costs

|                |       |
|----------------|-------|
| Recording Fees | 55.00 |
|----------------|-------|

**Total Distribution Costs 55.00**

**Grand Total: 3,272.12**

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

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

For Countywide Sheriff, Telephone: 1-800-332-2222

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs James & Renee King

NO. 16-12 ED NO. 1229-11 JD

DATE/TIME OF SALE: May 9 2:00

BID PRICE (INCLUDES COST) \$ 45000.00

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 46150.00

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 46150.00

LESS DEPOSIT: \$ 20000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 26150.00

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

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE  
LAURA H. O'SULLIVAN  
JANET Z. CHARLTON  
GAYL C. SPIVAK  
JASON E. BROOKS  
ANDREW I. MARKOWITZ  
MICHAEL T. CANTRELL  
CATHERINE E. WEIKER  
HEIDI R. SPIVAK  
DIANA C. THIOLOGGOL  
MARISA J. COHEN  
MARK GOLAB  
JO-ANN T. LAMBERT-O'NEILL  
MELISSA A. SPASATO  
BRIAN T. LOMANA  
CORRIN M. DEMENT  
ANN E. SWARTZ  
PHILLIP MAHONY  
MATTHEW E. RUSSELL  
FRANK BRADY  
MICHAEL J. LEONAN  
RICHARD O. DRIEN  
LAURA T. CURRY  
ANTOINETTE N. MOKRE  
BENJAMIN P. SMITH  
KEVIN T. McQUAIL  
ALEXANDRA T. GARCA  
MICHAEL T. BOZHA  
JONATHAN ELUFANT  
LAURA L. LATTI  
ABBY K. MOYNIHAN  
CHRISTINE L. GRADHAM  
SHEILA G. ENGRISSEI  
JOSE O. HASBON  
JONATHAN POLLACK  
MAKENNA E. PORCH  
RICHARD I. SZOOR, JR.  
HEATHER M. WERNERT  
LUCAS M. ANDERSON  
WILLIAM D. JENNINGS

See www.mccabeweisbergconway.com

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

July 9, 2012

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 856-7080  
FAX (856) 858-7029  
  
SUITE 210  
145 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 436-8900  
GENERAL FAX (914) 636-8901

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20797  
(301) 490-3361  
FAX (301) 490-1568  
Also serving the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(800) 656-0179

SUITE 100  
30 DIXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 892-8200  
FAX (855) 425-1979

SUITE 101  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19801  
(302) 408-3520  
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.

James Young and Renee Young  
Columbia County, Court of Common Pleas, No. 2011CV1229  
Action in Mortgage Foreclosure  
Premises: 1871 Main Street, Bloomsburg, Pennsylvania 17815  
Date of Sheriff's Sale: May 9, 2012


Dear Sheriff:

Enclosed please find check in the amount of \$2,462.12 which represents the amount necessary to complete settlement, an Assignment of Bid, 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, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409** 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,

  
Daniel DellaPenna  
Legal Assistant

/ddp  
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 inquiries 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

1661 Worthington Road, Suite 100

City

West Palm Beach

State

FL

Zip Code

33409

### D. REAL ESTATE LOCATION

Street Address

1871 Main Street

County

Columbia

City, Township, Borough

Bloomsburg(city) / Township of Scott

School District

Central Columbia School District

Tax Parcel Number

31-1B1-069

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

1. Actual Cash Consideration

\$4,422.12

2. Other consideration

+ 0.00

3. Total Consideration

= \$4,422.12

4. County Assessed Value

\$25,674.00

5. Common Level Ratio Factor

x 3.79

6. Fair Market Value

= \$97,304.46

### 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 May 9, 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

7/9/12

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

68250

**MCCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW

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

NO.

3-50310

PAY: Two Thousand Four Hundred Sixty Two \*\*\*\*\* 12/100

DATE Jul / 9 / 2012 AMOUNT \$2,462.12

ECROW TRUST  
VOID AFTER 90 DAYS

Sheriff of Columbia County

TO THE  
ORDER

OF  
Balance Due Sheriff 219-0440

*Handwritten signature: David B. Conway*

⑈068250⑈ ⑆031000503⑆ 200001243002⑈

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

FACSIMILE TRANSMITTAL SHEET

TO: *Dan*

FROM: *Sarah*

COMPANY:

DATE:

*5-14-2012*

FAX NUMBER:

*1-215-790-1274*

TOTAL NO. OF PAGES INCLUDING COVER:

*3*

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE

*Young Sale*

YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, PA 17815  
Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

April 25, 2012

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

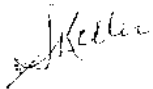
Reference Docket # 2011CV1229  
James & Renee Young 1871 Main St Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. & Mrs. James Young, for the property located 1871 Main Street, Bloomsburg, PA 17818 Columbia County in the amount of \$1,095.642. Services dates for the fees in question are from October 2010 to May 9, 2012.

The "paperwork" provided by your office, states the sale is to take place on Wednesday, May 9, 2012. If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

TERENCE J. MCCABE  
 MARC S. WEISBERG  
 EDWARD D. CONWAY  
 MARGARET CAIRO  
 JISA L. WALLACE  
 DEBORAH K. CURRAN  
 LAURA H.Q. O'BULLIVAN  
 JANET Z. CHARLTON  
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 ANDREW L. MARKOWITZ  
 NEDDI A. SPIVAK  
 CATHERINE E. WELKER  
 SAMANTHA A. CLIFFORD  
 ROCKANNE ARENA  
 DIANA D. THEOLOGOU  
 MARISA J. COHEN  
 MARK GOLAS  
 JOANN T. LAMBERT-O'NEILL  
 MELISSA A. SPOLATO  
 BRIAN T. LAMANTHA  
 CORAUN M. DEBENT  
 PHILLIP MAHONY  
 MATTHEW B. RUSSELL  
 BRUN M. BRADY  
 DOCHASL LEHMAN  
 RICHARD O'BRIEN  
 LAURA T. CURRY  
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 BENJAMIN F. SMITH  
 KEVIN T. McQUAIL  
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 CHRISTINE L. ORAHAM  
 SHEILA Q. ENGBERSEI  
 PETER DINEMOSE  
 JOSE O. HANSON  
 JONATHAN POLLACK  
 MAKENNA E. POWCH  
 RICHARD J. RUZICK, JR.  
 KEATHER M. WERNERT  
 LUCAS M. ANDERSON  
 THEODORE J. MURALLS  
 WILLIAM D. JENNINGS

App. www.mccabeweisberg.com Tel. 215-790-1010

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

SUITE 1080  
 123 SOUTH BROAD STREET  
 PHILADELPHIA, PA 19109  
 (215) 790-1010  
 FAX (215) 790-1274

April 6, 2012

SUITE 303  
 315 MADISON AVENUE  
 WESTMONT, MD 20810  
 (301) 431-7060  
 FAX (301) 431-7050

SUITE 400  
 141 MIDDLEBURY STREET  
 NEW ROCHELLE, NY 10801  
 (914) 434-4000  
 GENERAL FAX (914) 434-4001

SUITE 800  
 315 MARSHALL AVENUE  
 LAUREL, MD 20707  
 (301) 490-0361  
 FAX (301) 490-1366  
 Also serving the District of Columbia

SUITE 201  
 4021 UNIVERSITY DRIVE  
 FARMEX, VA 22031  
 (866) 646-0770

SUITE 100  
 30 BUCKTON FARM ROAD  
 STAMFORD, CT 06308  
 (203) 945-8300  
 FAX (203) 945-1979

SUITE 130  
 DELAWARE CORPORATE CENTER I  
 ONE EIGHTER PARKWAY  
 WILMINGTON, DELAWARE 19801  
 (302) 499-7570  
 FAX 302-432-1980

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

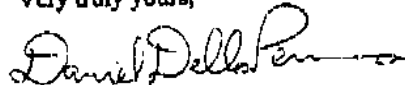
Re: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series  
 2007-1 vs. James Young and Renee Young  
 Columbia County; C.C.P; No. 2011CV1229  
 Premises: 1871 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the April 11, 2012 Sheriff's Sale. I am requesting at this time that you postpone this matter to the May 9, 2012 Sheriff's Sale.

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

Very truly yours,



Daniel DellaPenna, Legal Assistant

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

SIGNATURE

DATE



# SHERIFF'S SALE COST SHEET

Deutsche Bank VS. Glen  
 NO. \_\_\_\_\_ ED NO. 1224-11 JD DATE/TIME OF SALE \_\_\_\_\_

|                                    |                  |                  |
|------------------------------------|------------------|------------------|
| -- DOCKET/RETURN                   | \$15.00          |                  |
| -- SERVICE PER DEF.                | \$ <u>270.00</u> |                  |
| -- LEVY (PER PARCEL                | \$15.00          |                  |
| -- MAILING COSTS                   | \$ <u>66.00</u>  |                  |
| -- ADVERTISING SALE BILLS & COPIES | \$17.50          |                  |
| -- ADVERTISING SALE (NEWSPAPER)    | \$15.00          |                  |
| -- MILEAGE                         | \$ <u>8.00</u>   |                  |
| -- POSTING HANDBILL                | \$15.00          |                  |
| -- CRYING/ADJOURN SALE             | \$10.00          |                  |
| -- SHERIFF'S DEED                  | \$35.00          |                  |
| -- TRANSFER TAX FORM               | \$25.00          |                  |
| -- DISTRIBUTION FORM               | \$25.00          |                  |
| -- COPIES                          | \$ <u>9.00</u>   |                  |
| -- NOTARY                          | \$ <u>15.00</u>  |                  |
| TOTAL *****                        |                  | \$ <u>540.50</u> |

|                          |                   |                   |
|--------------------------|-------------------|-------------------|
| -- WEB POSTING           | \$150.00          |                   |
| -- PRESS ENTERPRISE INC. | \$ <u>1156.98</u> |                   |
| -- SOLICITOR'S SERVICES  | \$75.00           |                   |
| TOTAL *****              |                   | \$ <u>1375.98</u> |

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

|                         |                  |                |
|-------------------------|------------------|----------------|
| -- SURCHARGE FEE (DSTE) | \$ <u>190.00</u> |                |
| MISC. _____             | \$ _____         |                |
| TOTAL *****             |                  | \$ <u>0.00</u> |

TOTAL COSTS (OPENING BID) \$ 2176.48

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SHERIFF'S RETURN OF SERVICE

02/23/2012 02:55 PM - DEPUTY SCOTT MAYERNICK, 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: JAMES YOUNG AT 246 LEGION ROAD, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

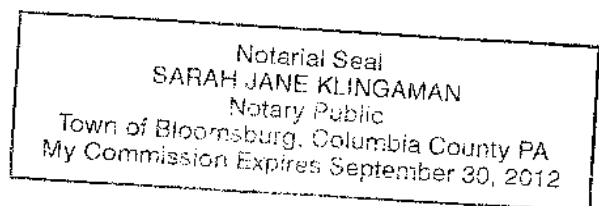
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2012





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SHERIFF'S RETURN OF SERVICE

02/25/2012 09:52 AM - DEPUTY SCOTT MAYERNICK, 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: RENEE YOUNG AT ROUTE 11 BLOOMSBURG, (WEIS MARKETS), BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 27, 2012

### NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2012

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

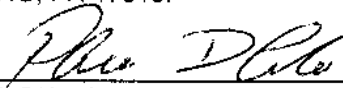


DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SHERIFF'S RETURN OF SERVICE

03/05/2012 03:30 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES  
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON  
THE REAL ESTATE LOCATED AT 1871 MAIN STREET, BLOOMSBURG, PA 17815.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

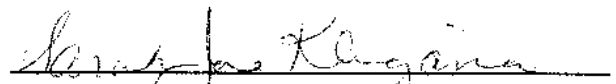
March 06, 2012

NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH, 2012

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



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA  
Notary Public for the State of Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Posting - Sale Bill | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | SHERIFF'S SALE BILL                    |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | (POSTING)                                |
| <b>Primary Address:</b>   | 1871 MAIN STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | DOB:                                     |
| <b>Alternate Address:</b> |  |
| <b>Phone:</b>             |  |

### Final Service:

|                         |   |
|-------------------------|---|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |
| <b>Adult In Charge:</b> | POSTING                                       |
| <b>Relation:</b>        |   |
| <b>Date:</b>            | 03-05-12                                      |
| <b>Time:</b>            | 1530  |
| <b>Deputy:</b>          | DONELLO                                       |
| <b>Mileage:</b>         |   |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |
|-----------------|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

POSTING

2011CV1229

1871 MAIN STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | RENEE YOUNG                              |
| <b>Primary Address:</b>   | 1871 MAIN STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | <b>DOB:</b>                              |
| <b>Alternate Address:</b> | 246 LEGION ROAD<br>BLOOMSBURG, PA 17815  |
| <b>Phone:</b>             |  |

### Final Service:

|                         |   |                 |       |
|-------------------------|---|-----------------|-------|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |                 |       |
| <b>Adult In Charge:</b> | Renee Young                                   |                 |       |
| <b>Relation:</b>        | DeF   |                 |       |
| <b>Date:</b>            | 2-25-12                                       | <b>Time:</b>    | 09:52 |
| <b>Deputy:</b>          | 4   | <b>Mileage:</b> |       |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |        |        |  |  |  |  |
|-----------------|--------|--------|--|--|--|--|
| <b>Date:</b>    | 2/3/12 | 2/7/12 |  |  |  |  |
| <b>Time:</b>    | 1505   | 1040   |  |  |  |  |
| <b>Mileage:</b> |        |        |  |  |  |  |
| <b>Deputy:</b>  | 4      | 4      |  |  |  |  |

### Service Attempt Notes:

1. CK 854-2912 - Renee young Cell #
2. 1/C
3. Served @ Weis Markets in Bloom
4. New Address - 501 Riverview Ave Apt 4 Bloomsburg - (wonderview
- 5.
- 6.

YOUNG, RENEE

2011CV1229

1871 MAIN STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice   | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >  | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS<br><br>POSSIBLY AT 246 LEGION ROAD BLOOMSBURG |                 |            |
| <b>Warrant:</b>  | ** YES **  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | JAMES YOUNG                              |
| <b>Primary Address:</b>   | 1871 MAIN STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | DOB: 12/11/1977                          |
| <b>Alternate Address:</b> | 246 LEGION ROAD<br>BLOOMSBURG, PA 17815  |
| <b>Phone:</b>             |  |

### Final Service:

|                         |   |                 |       |
|-------------------------|---|-----------------|-------|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |                 |       |
| <b>Adult In Charge:</b> | James Young                                   |                 |       |
| <b>Relation:</b>        |   |                 |       |
| <b>Date:</b>            | 2-23-12                                       | <b>Time:</b>    | 14:55 |
| <b>Deputy:</b>          | 4   | <b>Mileage:</b> |       |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 | 2/7/12 | 2/3/12 | 2/9/12 | 2/10/12 |  |  |
|-----------------|--------|--------|--------|---------|--|--|
| <b>Date:</b>    | 2/7/12 | 2/3/12 | 2/9/12 | 2/10/12 |  |  |
| <b>Time:</b>    | 10:40  | 1505   | 1020   | 1510    |  |  |
| <b>Mileage:</b> |        |        |        |         |  |  |
| <b>Deputy:</b>  | 6      | 6      | 6      | 6       |  |  |

### Service Attempt Notes:

1. L/C
2. L/C
3. L/C
4. L/C
- 5.
- 6.

YOUNG, JAMES

2011CV1229

1871 MAIN STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2012

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA T. WALLACE  
DEBORAH K. CURRAN  
LAURA H.G. O'SULLIVAN  
GAYL C. SPIVAK  
JANET Z. CHARLTON  
ANDREW L. MARKOWITZ  
HEIDI R. SPIVAK  
CATHERINE E. WELKIE  
SAMANTHA A. CLIFFORD  
ROXANNE ARENA  
DIANA C. THEOLOGOU  
JO-ANN T. LAMBERT-O'NEILL  
MARISA J. COHEN  
MARK GOLAN  
MELISSA A. SPOSATO  
BRIAN F. LAMANA  
BENJAMIN P. SMITH  
ANTOINETTE N. MOORE  
ABBY K. MOYNIHAN  
JASON F. BROOKS  
ERIN M. BRADY  
CHRISTINE L. GRAHAM  
CORRIN DEMENT  
ALEXANDRA T. GARCIA  
RICHARD J. SUZOR, JR.  
KEVIN T. McQUAIL  
LAURA L. LATTI  
HEATHER M. WEINERT  
MAKENNA E. PORCHI  
SHEILA G. ENGRISSE  
ANNE PROGHIEL  
JONATHAN ELEFANT  
LUCAS M. ANDERSON  
THEODORE J. MORALLE

See [www.mccabeweisberg.com](http://www.mccabeweisberg.com) for history.

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

February 13, 2012

SUITE 401  
215 HADDON AVENUE  
WESTMONT, NJ 08128  
(215) 858-8080  
FAX (856) 858-7020  
  
SUITE 499  
145 HADDENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 616-4900  
GENERAL FAX (914) 656-8901

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-1161  
FAX (301) 490-1508  
Also servicing the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0179

SUITE 100  
39 HIGDON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200

SUITE 115  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19807  
(302) 409-3520  
FAX 833-423-1940


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  
vs. James Young and Renee Young  
Columbia County, No. 2011CV1229  
Premises: 1871 Main Street, Bloomsburg, Pennsylvania 17815

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 April 11, 2012.

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

Sincerely,  
  
Daniel DellaPenna, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/DDP  
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  
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

Plaintiff

v.

James Young and Renee Young  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

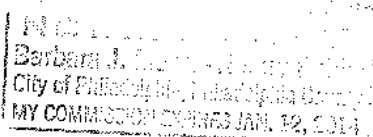
Number 2011CV1229

**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 13th day of February, 2012, 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 15th DAY  
OF February, 2012  
*Barbara J. [Signature]*  
NOTARY PUBLIC



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

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

**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**  
**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  
Plaintiff

v.

James Young and Renee Young  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011CV1229

**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 1871 Main Street, Bloomsburg, Pennsylvania 17815, 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 Owners or Reputed Owners

| Name        | Address  |
|-------------|--|
| Renee Young | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |
| James Young | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |

2. Name and address of Defendants in the judgment:

| Name        | Address  |
|-------------|--|
| James Young | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |
| Renee Young | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |

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

| Name | Address |
|------|---------|
|------|---------|

Plaintiff herein

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

| Name | Address |
|------|---------|
|------|---------|

Plaintiff herein

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

| Name | Address |
|------|---------|
|------|---------|

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 | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |
|-------------------|--|

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

|  |  |
|--|--|
| Commonwealth of Pennsylvania<br>Inheritance Tax Office | 110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107 |
|--|--|

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

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

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

|   |   |
|---|---|
| Commonwealth of Pennsylvania<br>Department of Revenue Bureau of<br>Compliance | Clearance Support Department 281230<br>Harrisburg, PA 17128-1230<br>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

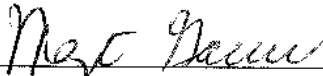
\_\_\_\_\_

\_\_\_\_\_

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

February 13, 2012  
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**

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

Plaintiff

v.

James Young and Renee Young

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011CV1229

DATE: February 13, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: James Young and Renee Young

PROPERTY: 1871 Main Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **April 11, 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.

**Check type of mail or service:**

☐ Certified ☐ Registered

☐ C/D ☐ Return Receipt for Merchandise

☐ Delivery Confirmation ☐ Signature Confirmation

☐ Express Mail

☐ Insured

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

[illegible]

[illegible]

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

REAL ESTATE TAX CERTIFICATION

Date: 02/03/2012

Fee: \$5.00

Cert. NO: 11310

YOUNG JAMES & RENEE  
1871 MAIN STREET  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20061 -3480  
Location: 1871 MAIN ST LIGHTSTR  
Parcel Id:31 -1B1-069-00,000

Assessment: 25,675

Balances as of 02/03/2012

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

*Columbia County*  
By: Sheriff

Per: dm.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |

### Serve To:

|                           |                                      |
|---------------------------|--------------------------------------|
| <b>Name:</b>              | SCOTT TOWNSHIP SEWER AUTHORITY       |
| <b>Primary Address:</b>   | TENNY STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | <b>DOB:</b>                          |
| <b>Alternate Address:</b> |                                      |
| <b>Phone:</b>             |                                      |

### Final Service:

|                         |  |                 |       |
|-------------------------|--|-----------------|-------|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> Posted Other |                 |       |
| <b>Adult In Charge:</b> | Sharon Keller                                  |                 |       |
| <b>Relation:</b>        | Admin. assistant                               |                 |       |
| <b>Date:</b>            | 02/03/12                                       | <b>Time:</b>    | 10:00 |
| <b>Deputy:</b>          | #7   | <b>Mileage:</b> |       |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

SCOTT TOWNSHIP

2011CV1229

TENNY STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | Central Columbia SD                           |
| <b>Primary Address:</b>   | 4777 Old Berwick Road<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | 570-784-2850 <b>DOB:</b>                      |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |                 |       |
|-------------------------|--|-----------------|-------|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> Posted Other |                 |       |
| <b>Adult In Charge:</b> | Heidi Celeste                                  |                 |       |
| <b>Relation:</b>        | receptionist                                   |                 |       |
| <b>Date:</b>            | 02/03/12                                       | <b>Time:</b>    | 09:45 |
| <b>Deputy:</b>          | # 7  | <b>Mileage:</b> |       |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2011CV1229

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/01/2012

Warrant:

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

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge:

H. James Hock

Relation:

def in mailbox

Date:

02/03/12

Time:

09:35

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.

HOCK, H. JAMES

2011CV1229

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |                                    |
|---------------------------|------------------------------------|
| <b>Name:</b>              | Columbia County Tax Office         |
| <b>Primary Address:</b>   | PO Box 380<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | 570-389-5649 <b>DOB:</b>           |
| <b>Alternate Address:</b> |                                    |
| <b>Phone:</b>             |                                    |

### Final Service:

|                         |  |
|-------------------------|--|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> · Posted · Other |
| <b>Adult In Charge:</b> | Deb Moore  |
| <b>Relation:</b>        | Clerk  |
| <b>Date:</b>            | 02/03/12   |
| <b>Time:</b>            | 08:50  |
| <b>Deputy:</b>          | A7   |
| <b>Mileage:</b>         |  |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV1229

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 03/01/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | OCCUPANT                                 |
| <b>Primary Address:</b>   | 1871 MAIN STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | <b>DOB:</b>                              |
| <b>Alternate Address:</b> |  |
| <b>Phone:</b>             |  |

### Final Service:

|                         |  |                 |       |
|-------------------------|--|-----------------|-------|
| <b>Served:</b>          | Personally · Adult In Charge · <u>Posted</u> · Other |                 |       |
| <b>Adult In Charge:</b> | Vacant house   |                 |       |
| <b>Relation:</b>        | at direction of sheriff                              |                 |       |
| <b>Date:</b>            | 02/03/12   | <b>Time:</b>    | 10:20 |
| <b>Deputy:</b>          | # 7  | <b>Mileage:</b> |       |

### Attorney / Originator:

|   |                            |
|---|----------------------------|
| <b>Name:</b> MCCABE, WEISBERG & CONWAY PC | <b>Phone:</b> 215-790-1010 |
|---|----------------------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2011CV1229

1871 MAIN STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
RENEE YOUNG (et al.)

Case Number  
2011CV1229

## SERVICE COVER SHEET

### Service Details:

|           |  |          |            |          |
|-----------|--|----------|------------|----------|
| Category: | Real Estate Sale - Sale Notice                         |          | Zone:      |          |
| Manner:   | < Not Specified >                                      | Expires: | 03/01/2012 | 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<br>Bloomsburg, PA 17815 |      |
| Phone:             |   | DOB: |
| Alternate Address: |   |      |
| Phone:             |   |      |

### Final Service:

|                  |  |          |
|------------------|--|----------|
| Served:          | Personally <u>Adult In Charge</u> Posted · Other |          |
| Adult In Charge: | Gail Keller                                      |          |
| Relation:        | director   |          |
| Date:            | 02/03/12   | Time:    |
| 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

2011CV1229

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 03/01/2012

Document Receipt

---

Trans # 13273 Carrier / service: POST 2PM 2/2/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012535

Doc Ref #: 16ED2012

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 13272 Carrier / service: POST 2PM 2/2/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012528

DEPARTMENT 281230

Doc Ref #: 16ED2012

HARRISBURG PA 17128



Document Receipt

---

Trans # 13271 Carrier / service: POST 2PM 2/2/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000012511

Doc Ref #: 16ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 13270 Carrier / service: POST 2PM 2/2/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000012504

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 16ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 13269 Carrier / service: POST 2PM 2/2/2012

Ship to: 13269

UNITED STATES OF AMERICA

ATTY GENERAL FOR US  
950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000012498

Doc Ref #: 16ED2012

WASHINGTON DC 20530

Document Receipt

---

Trans # 13268 Carrier / service: POST 2PM 2/2/2012

Ship to: 13268

UNITES STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000012481

Doc Ref #: 16ED2012

HARRISBURG PA 17108

Document Receipt

---

Trans # 13267 Carrier / service: POST 2PM 2/2/2012

Ship to: 13267

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT  
235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000012474

Doc Ref #: 16ED2012

SCRANTON PA 18503

Document Receipt

---

Trans # 13266 Carrier / service: POST 2PM 2/2/2012

Ship to: 13266

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000012467

Doc Ref #: 16ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 13265 Carrier / service: POST 2PM 2/2/2012

Ship to: 13265

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000012450

Doc Ref #: 16ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 13264 Carrier / service: POST 2PM 2/2/2012

Ship to: 13264

COMMONWEALTH OF PA

110 NORTH 8TH STREET

SUITE 204

Tracking #: 9171924291001000012443

Doc Ref #: 16ED2012

PHILADELPHIA PA 19107



Document Receipt

---

Trans # 13263 Carrier / service: POST 2PM 2/2/2012

Ship to: 13263

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000012436

Doc Ref #: 16ED2012

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 16-12

DATE RECEIVED 2-1-12  
DOCKET AND INDEX 2-2-12

## 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 <del>\$1,350.00</del> OR <u>2000.00</u> | <u>✓</u> | CK# <u>64215</u> |

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

|                          |                                       |                  |
|--------------------------|---------------------------------------|------------------|
| SALE DATE                | <u>Apr 11, 12</u>                     | TIME <u>5:00</u> |
| POSTING DATE             | <u>Apr 6, 12</u>                      |                  |
| ADV. DATES FOR NEWSPAPER | 1 <sup>ST</sup> WEEK <u>Apr 21</u>    |                  |
|                          | 2 <sup>ND</sup> WEEK <u>28</u>        |                  |
|                          | 3 <sup>RD</sup> WEEK <u>Apr 4, 12</u> |                  |

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1229

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, APRIL 11, 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 THAT certain piece, or lot of land, situate in the Village of Lightstreet, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Main Street in line or lot now or late of Dora Seybert, now Charles Lee; THENCE by the southern line of lot now or late of said Charles Lee in an easterly direction, 201 feet, more or less, to an alley; THENCE by the western side of said alley in a southerly direction, 50 feet, 4 inches, to an iron pin to line of lot now or late of R.B. Seybert; THENCE by the same lot now or late of R.B. Seybert in a westerly direction, 201 feet, more or less, to a point on the eastern side of Main Street; THENCE by the eastern side of said Main Street in a northerly direction, 50 feet, 4 inches, to an iron pin, the POINT OF BEGINNING.

WHEREON is erected a dwelling house and other buildings.

BEING KNOWN AS: 1871 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#: 31-1B1-069

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH RONITA E. JORDAN by deed dated December 15, 2006 and recorded December 21, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200613480, granted and conveyed to James Young and Renee Young, husband and wife.

PROPERTY ADDRESS: 1871 MAIN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-1B1-069

---

Seized and taken into execution to be sold as the property of RENEE YOUNG, JAMES YOUNG 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

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

Deutsche Bank National Trust Company, as Trustee for  
NovaStar Mortgage Funding Trust, Series 2007-1  
3701 Regent Boulevard  
Irving, \_\_\_\_\_ 75063

Plaintiff

v.

James Young and Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

Defendants

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

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term, \_\_\_\_\_ A.D.

No. 2011CV1229 Term, \_\_\_\_\_ J.D.

*2012-ED-16*

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

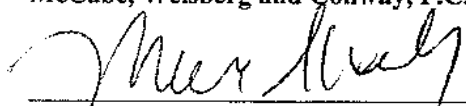
**TO THE PROTHONOTARY:**

|                                  |              |
|----------------------------------|--------------|
| Amount Due                       | \$126,038.45 |
| Interest from 01/13/12 to        | \$ _____     |
| DATE OF SALE _____               |              |
| plus \$20.72 per diem thereafter |              |
| (Costs to be added)              |              |
| Total                            | \$ _____     |

FILED  
PROTHONOTARY  
CLERK OF COURT  
JAN 27 2012  
COLUMBIA COUNTY, PA

Dated: January 27, 2012

**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**

NOTE: Please furnish description of Property

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011CV1229 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

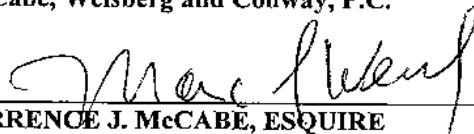
v.

James Young and Renee Young

**PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage foreclosure)**

Filed:

**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**

FILED  
CLERK OF COURT  
JAN 11 2011  
JAN 11 2011

FILED  
CLERK OF COURT  
JAN 11 2011  
JAN 11 2011

FILED  
CLERK OF COURT  
JAN 11 2011  
JAN 11 2011

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIO  
LISA L. WALLACE  
DEBORAH K. CURRAN  
LAURA H.G. O'SULLIVAN  
GAYL C. SPIVAK  
JANET Z. CHARLTON  
ANDREW L. MARKOWITZ  
HEIDI R. SPIVAK  
CATHERINE E. WELKER  
SAMANTHA A. CLIFFORD  
ROXANNE ARENA  
DIANA C. THEOLOGOU  
JO-ANN T. LAMBERT-O'NEILL  
MARISA J. COHEN  
MARK GOLAB  
MELISSA A. SPOSATO  
BRIAN T. LAMANN  
BENJAMIN P. SMITH  
ANTOINETTE N. MOORE  
ABBY K. MOYNIHAN  
JASON E. BROOKS  
ERIN M. BRADY  
CHRISTINE L. GRAHAM  
CORRINDEMENT  
ALEXANDRA T. GARCIA  
RICHARD J. SUZOR, JR.  
KEVIN T. McQUAIL  
LAURA L. LATTA  
HEATHER M. WEINERT  
MAKENNA E. PORCH  
SHEERA G. ENGRISSE  
ANNE PEIGHTIEL  
JONATHAN ELEFANT  
LUCAS M. ANDERSON  
THEODORE J. MORALLE

See www.mccabew.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 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
GENERAL FAX (914) 636-8901

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-1361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379

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

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19801  
(302) 409-3320  
FAX 855-425-1980

January 27, 2012

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 vs. James Young and Renee Young  
Columbia County, Number 2011CV1229  
Premises: 1871 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

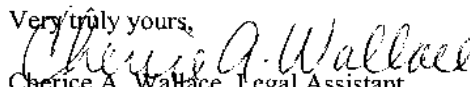
Enclosed please find 4 copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

James Young  
246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please post the 1871 Main Street, Bloomsburg, Pennsylvania 17815.

Please deputize the Columbia County Sheriff to serve the above referenced defendants, serviceform. Our stamped self-addressed envelope and check for \$2,000.00 payable to the Sheriff of Columbia County are enclosed.

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

/

Enclosures

**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 CAIRO, 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

Plaintiff

v.

James Young and Renee Young

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011CV1229

16-12

**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: 1871 Main Street, Bloomsburg, Pennsylvania 17815, 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 Owners or Reputed Owners

Name

Address

Renee Young

1871 Main Street  
Bloomsburg, Pennsylvania 17815

James Young

1871 Main Street  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

James Young

246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young

1871 Main Street  
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

| Name | Address |
|------|---------|
|------|---------|

Plaintiff herein

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

| Name | Address |
|------|---------|
|------|---------|

None

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

| Name | Address |
|------|---------|
|------|---------|

None

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

| Name | Address |
|------|---------|
|------|---------|

|                   |  |
|-------------------|--|
| Tenants/Occupants | 1871 Main Street<br>Bloomsburg, Pennsylvania 17815 |
|-------------------|--|

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

|  |  |
|--|--|
| Commonwealth of Pennsylvania<br>Inheritance Tax Office | 110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107 |
|--|--|

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

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

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

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

|                          |   |
|--------------------------|---|
| United States of America | Internal Revenue Service<br>Technical Support Group<br>William Green Federal Building<br>Room 3259<br>600 Arch Street<br>Philadelphia, PA 19106 |
|--------------------------|---|

|  |  |
|--|--|
| Domestic Relations of Columbia<br>County | 700 Sawmill Road<br>Bloomsburg, PA 17815 |
|--|--|



7 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

8

9

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:

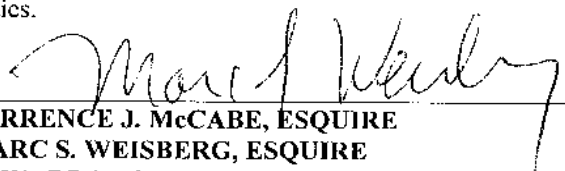
Name

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.

January 27, 2012  
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

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**  
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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

Plaintiff

v.

James Young and Renee Young

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011CV1229

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:

**1871 Main Street, Bloomsburg, Pennsylvania 17815**  
(more fully described as attached)

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

James Young  
246 Legion Road  
Bloomsburg, Pennsylvania 17815

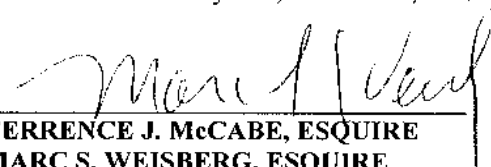
Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

**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.

January 27, 2012

DATE

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

**McCABE, WEISBERG AND CONWAY, P.C.**

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**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
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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

Plaintiff

v.

James Young and Renee Young

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011CV1229

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

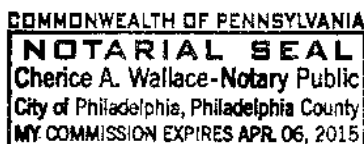
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known mailing addresses of the Defendants are:

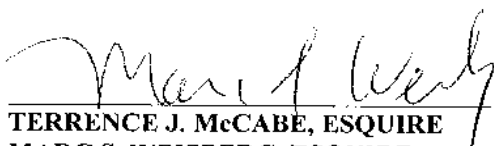
James Young  
246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

NOTARY PUBLIC



  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**  
**MARISA J. COHEN, ESQUIRE**  
**Attorneys for Plaintiff**

**McCABE, WEISBERG AND CONWAY, P.C.**

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

Plaintiff

v.

James Young and Renee Young

Defendants

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**

Number 2011CV1229

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

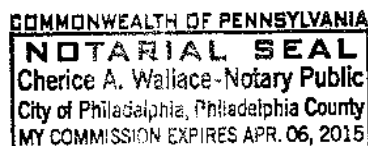
The undersigned, being duly sworn according to law, deposes and says that the Defendants, James Young and Renee Young, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as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

James Young  
246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

Cherice A. Wallace  
NOTARY PUBLIC



Marc S. Weisberg  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

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

Plaintiff

v.

James Young and Renee Young

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011CV1229

**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 Defendants, James Young and Renee Young, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, James Young and Renee Young, are over eighteen (18) years of age, and reside as follows:

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246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

Cherice A. Wallace  
NOTARY PUBLIC

Marc S. Weisberg  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
**NOTARIAL SEAL**  
Cherice A. Wallace - Notary Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES APR. 06, 2015

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  
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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

Plaintiff

v.

James Young and Renee Young

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011CV1229

**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 Defendants, James Young and Renee Young, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, James Young and Renee Young, are over eighteen (18) years of age, and reside as follows:

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246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

Cherice A. Wallace  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
**NOTARIAL SEAL**  
Cherice A. Wallace - Notary Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES APR. 06, 2015

Marc S. Weisberg  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
Attorneys for Plaintiff

**McCABE, WEISBERG AND CONWAY, P.C.**

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

v.

James Young and Renee Young

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011CV1229

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: James Young  
246 Legion Road  
Bloomsburg, Pennsylvania 17815

Renee Young  
1871 Main Street  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **1871 Main Street, Bloomsburg, Pennsylvania 17815** 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 \$126,038.45 obtained by Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 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 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 THAT** certain piece, parcel or lot of land, situate in the Village of Lightstreet, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the east side of Main Street in line of lot now or late of Dora Seybert, now Charles Lee;

**THENCE** by the southern line of lot now or late of said Charles Lee in an easterly direction, 201 feet, more or less, to an alley;

**THENCE** by the western side of said alley in a southerly direction, 50 feet, 4 inches, to an iron pin to line of lot now or late of R.B. Seybert;

**THENCE** by the same lot now or late of R.B. Seybert in a westerly direction, 201 feet, more or less, to a point on the eastern side of Main Street;

**THENCE** by the eastern side of said Main Street in a northerly direction, 50 feet, 4 inches, to an iron pin, the **POINT OF BEGINNING**.

**WHEREON** is erected a dwelling house and other buildings.

BEING KNOWN AS: 1871 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B1-069

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH RONITA E. JORDAN by deed dated December 15, 2006 and recorded December 21, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200613480, granted and conveyed to James Young and Renee Young, husband and wife .

REAL DEBT: \$126,038.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES YOUNG AND RENEE YOUNG

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

LEGAL DESCRIPTION

ALL THAT certain piece, parcel or lot of land, situate in the Village of Lightstreet, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Main Street in line of lot now or late of Dora Seybert, now Charles Lee;

THENCE by the southern line of lot now or late of said Charles Lee in an easterly direction, 201 feet, more or less, to an alley;

THENCE by the western side of said alley in a southerly direction, 50 feet, 4 inches, to an iron pin to line of lot now or late of R.B. Seybert;

THENCE by the same lot now or late of R.B. Seybert in a westerly direction, 201 feet, more or less, to a point on the eastern side of Main Street;

THENCE by the eastern side of said Main Street in a northerly direction, 50 feet, 4 inches, to an iron pin, the POINT OF BEGINNING.

WHEREON is erected a dwelling house and other buildings.

BEING KNOWN AS: 1871 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
JAMES YOUNG AND RENEE YOUNG

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

64215



**McCABE, WEISBERG & CONWAY, P.C.**  
ATTORNEYS AT LAW

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

3-50/310

NO.

PAY TWO Thousand

\*\*\*\*\*  
DATE Jan/30/2012 AMOUNT \$2,000.00  
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County  
ORDER

*Thomas H. Weisberg*

Listing Property for Sheriff Sale 219-0440 Young

11064215 10310005031 2000012430021

TRIPLE WATERMARK PAPER - HOLDS TO LIGHT TO REVEAL

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT