

# SHERIFF'S SALE COST SHEET

Easton Savings Bank vs. Linda + Richard Rains  
 NO. 29-03 ED NO. 29-03 JD DATE/TIME OF SALE Srveyed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</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	<del>-\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>-\$25.00</del>
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>553.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>979.04</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1129.04</u>	

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>—</u>
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>
WATER 20	\$ <u>—</u>
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Dauphin Co.</u>	\$ <u>25.50</u>
TOTAL ***** \$ <u>25.50</u>	

TOTAL COSTS (OPENING BID) \$1653.04 cost  
1500.00 deposit  
\$153.04 Due

*Deposited from 4/18*

# SHERIFF'S SALE COST SHEET

Eastern Savings Bank VS. Linda + Michael Lewis  
 NO. 29-03 ED NO. 29-03 JD DATE/TIME OF SALE 8-18-03 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</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>6.50</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>438.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>779.04</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1204.04</u>

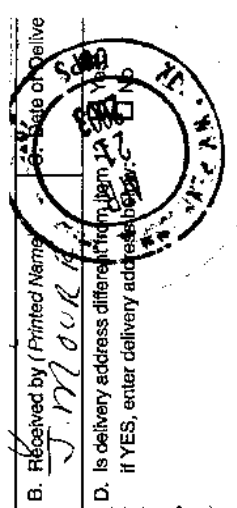
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>43.50</u>	
TOTAL *****		\$ <u>53.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>907.26</u>
SCHOOL DIST.	20	\$ <u>4,512.83</u>
DELINQUENT	20	\$ <u>614.35</u>
TOTAL *****		\$ <u>11534.44</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. <u>Daythin</u>	\$ <u>25.50</u>	
TOTAL *****		\$ <u>25.50</u>

TOTAL COSTS (OPENING BID) \$ 13395.98



so that we can return the card to you.  
■ Attach this card to the back of the mailpiece,  
or on the front if space permits.

U. S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label) 70022410000180798326

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
PA Dept. of Revenue  
PO Box 8901  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label) 70022410000180798296

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature **PA DEPARTMENT OF REVENUE**  
☒ Agent ☒ Addressee  
B. Received by (Printed Name)  
C. Date of Delivery **APR 21 2003**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALI  
BUREAU OF COMPLAINACE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

2. Article Number  
(Transfer from service label) 70022410000180798319

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature **PA DEPARTMENT OF REVENUE**  
☒ Agent ☒ Addressee  
B. Received by (Printed Name)  
C. Date of Delivery **APR 21 2003**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
Internal Revenue Service  
PO Box 12051  
Philadelphia, PA 19105

2. Article Number  
(Transfer from service label) 70022410000180798302

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature **PA DEPARTMENT OF REVENUE**  
☒ Agent ☒ Addressee  
B. Received by (Printed Name)  
C. Date of Delivery **APR 21 2003**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number  
(Transfer from service label)  
PS Form 3811, August 2001

70022410000180798340

Domestic Return Receipt

2ACPR1-03-Z-0

3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number  
(Transfer from service label)

70022410000180798333

PS Form 3811, August 2001

Domestic Return Receipt

2ACPR1-03-Z-0

- A. Signature *M. Howard* 29-03  
B. Received by (Printed Name) *M. Howard* Agent  
C. Date of Delivery *APR 21 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

- A. Signature *M. Howard* 29-03  
B. Received by (Printed Name) *M. Howard* Agent  
C. Date of Delivery *APR 21 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes



134 BIFF AVENUE  
DUMMELSTOWN, PA  
17036

MAILING ADDRESS:  
P.O. BOX 630  
HERRSHY, PA 17033

TEL: 717 530 3281  
FAX: 717 530 3281  
717 530 3281  
3RD FLOOR  
717 530 3281  
WWW.JSDC.COM

August 11, 2003

*Via Facsimile 570-389-5625 Only*

Office of the Sheriff  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**RE: Eastern Savings Bank, FSB**

vs.

**Linda M. Karns, Richard L. Karns and The United States of America**  
**Docket No. 2003 CV 29**  
**Sheriff Sale Date: June 25, 2003 @ 10:00 a.m.**  
**continued to August 13, 2003**

**Eastern Savings Bank, FSB**

vs.

**Linda M. Karns**  
**Docket No. 2003 CV 19**  
**Sheriff Sale Date: June 25, 2003 @ 10:00 a.m.**  
**continued to August 13, 2003**  
**Our File No. 01-3184**

Dear Sir or Madam:

Please consider this correspondence a formal to stay both Sheriff Sales scheduled for August 13, 2003 in the above-referenced matters. Please bill us for any additional funds due or refund any excess from our advance. There has been no money received.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
JAMES SMITH DIETTERICK & CONNELLY LLP

Scott A. Dietterick

[sad@jcdc.com](mailto:sad@jcdc.com)

SAD:mse

cc: Mary Romans, Eastern Savings Bank, FSB (Loan No. 5121273568)

GARY L. JAMES  
MAX J. SMITH, JR.  
JOHN J. CONNELLY, JR.  
SCOTT A. DIETTERICK  
JAMES F. SHADE  
BRYAN S. WALK  
MATTHEW CHABAL, III  
GREGORY K. RICHARDS  
SUSAN M. KADEL  
JARED W. HANDELMAN  
DONNA M. MULLIN  
EDWARD P. SEEGER  
NEIL W. YAHN  
COURTNEY L. KISHEL  
KIMBERLY A. DEWITT

OF COUNSEL:  
MANLEY DEAS &  
KOCHALSKI, LLC  
COLUMBUS, OH

**JAMES, SMITH, DIETTERICK & CONNELLY LLP****FAXED**  
DATE: 8/11/03

TO: Real Estate Dept.

FAX NUMBER: 570-389-5625

TOTAL PGS W/COVER: 2

SENDER'S E-MAIL:

FROM: Scott A. Dietterick, Esquire

SENDER'S PHONE NUMBER:

717.533.3280 EXT.# 3030

Re: Kams

SENDER'S FAX NUMBER:

☒ 717.533.2795☐ 717.533.7771☐ Per your request    ☐ Please Review AND reply    ☐ for your info

The materials transmitted by this facsimile are sent by an attorney or his/her agent and are considered confidential and are intended only for the use of the individual or entity named. If the addressee is a client, these materials may also be subject to applicable privileges. If the recipient of these materials is not the addressee, be aware that any dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us at (717) 533.3280 (collect) and return the transmitted materials to us at the above address via the U.S. postal service. We will reimburse your costs incurred in connection with this erroneous transmission and your return of these materials.

This office will not accept service of legal papers via facsimile or e-mail pursuant to Pa.R.C.P. 440(d)(1) [Service of Legal Papers Other than Original Process].

NOTES/COMMENTS:

**MAILING ADDRESS:**

P.O. BOX 650 • HERSHEY, PA 17033

**STREET ADDRESS:**

134 SIPE AVE. • HUMMELSTOWN, PA 17036

**PHONE:** 717.533.3280 • **FAX:** 717.533.2795 OR 717.533.7771**E-MAIL:** [jsdinpc@jسدlegal.com](mailto:jsdinpc@jسدlegal.com)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Easton Savings Bank VS Linda + Richard Lewis

NO. 29-03 ED NO. 29-03 JD

DATE/TIME OF SALE: 8-13-03 1000

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

LIEN CERTIFICATE \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



GOVERNOR'S OFFICE OF  
GENERAL COUNSEL

OFFICE OF CHIEF COUNSEL  
EMPLOYMENT SECURITY DIVISION  
10<sup>TH</sup> FLOOR, LABOR & INDUSTRY BUILDING  
SEVENTH AND FORSTER STREETS  
HARRISBURG, PA 17121

717-787-4186

Fax: 717-772-1655

[www.dli.state.pa.us](http://www.dli.state.pa.us)



DEPARTMENT OF  
**LABOR & INDUSTRY**  
COMMONWEALTH OF PENNSYLVANIA

Account 19-7314  
AD NO.: 501800

June 25, 2003

Office of the Sheriff  
Harry A. Roadarmel, Jr.  
Columbia County Courthouse  
Bloomsburg, PA 17815

Re: Richard L. Karns Construction, Inc.  
P.O. Box 327  
Benton, PA 17814  
43 2003

Dear Sheriff Roadarmel:

We are advised that you will levy upon and sell, pursuant to an execution issued, certain property owned by the above-named defendant.

Notice is hereby given that the above-named defendant, is indebted to the Commonwealth of Pennsylvania, to the use of the Pennsylvania Unemployment Compensation Fund, in the sum of \$11,718.36 representing delinquent contributions, accrued interest and penalties, together with outstanding legal costs, an itemized statement of which is hereto attached and made a part of this proof of claim.

Payment with respect to the distribution of any funds realized from the sale of the above defendant's property is claimed by the Commonwealth of Pennsylvania, to the use of the Pennsylvania Unemployment Compensation Fund, pursuant to the Section 308.1 of the Pennsylvania Unemployment Compensation Law, 1936 and as amended.

Please forward to the writer a copy of the proposed Schedule of Distribution when available.

Very truly yours,

Sean F. Creegan  
Deputy Chief Counsel  
for Employment Security

SFC:tae  
Attachment  
cc: ETA  
FAS  
FILE



**STATEMENT OF ACCOUNT  
RICHARD L. KARNS CONSTRUCTION, INC.  
P.O. BOX 327  
BENTON, PA 17814**

**ACCOUNT NUMBER: 19-7314-9  
BALANCE UNPAID AS OF: 06/25/03**

<b>Docket Number of Lien</b>	<b>Date Lien Filed</b>	<b>Original Amount of Lien</b>	<b>Additional Interest Accrued</b>	<b>Payment Made on Lien</b>	<b>Balance Owed on Lien</b>
2002 CV 1035 JU	09/06/02	\$ 1,702.47	\$66.30	\$ .67	\$ 1,768.10
2003 CV 652	06/16/03	10,455.26		600.00	9,855.26

**TOTAL AMOUNT DUE: \$11,623.36**

Legal Costs :\$ 95.00

Grand Total :\$11,718.36

**RC: Denotes Returned Check  
AS: Denotes Assessment  
U9: Denotes Supplemental Report  
PN: Denotes Penalty for late filing of reports – Section 206 of the UC Law  
WE: Denotes Employee Withholding**

UC-880A

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY OFFICE OF EMPLOYMENT SECURITY

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE  
Please Print or Type**

**EXECUTION NUMBER**  
2003CV19  
**DATE OF SALE**  
06/25/2003  
**AMOUNT**  
\$2,668.91

MR HARRY A ROADARMEL JR  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER	-	\$0.00
EMPLOYER EIN	-	\$0.00
SALES TAX LICENSE NUMBER	-	\$0.00
SOCIAL SECURITY NUMBER	171-42-2250	\$2,668.91

**DEFENDANT** LINDA M KARNIS

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242  
☐ Employer Withholding Tax, 72 P.S. § 7345  
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401):

☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	6/4/2001	2001-CV528	\$2,668.91
<b>TOTAL:</b>			<b>\$2,668.91</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of  
Revenue 16 day of, May 2003

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
DEPT. 281230  
HARRISBURG, PA 17128-1230

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

**EXECUTION NUMBER**  
2003CV29  
**DATE OF SALE**  
06/25/2993  
**AMOUNT**  
\$2,668.91

MR HARRY A ROADARMEL JR  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	-	\$0.00
EMPLOYER EIN	-	\$0.00
SALES TAX LICENSE NUMBER	-	\$0.00
SOCIAL SECURITY NUMBER	171-42-2250	\$2,668.91

**DEFENDANT LINDA M KARNES & RICHARD L KARNES**

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242  
☐ Employer Withholding Tax, 72 P.S. § 7345  
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	6/4/2001	2001-CV528	\$2,668.91
<b>TOTAL:</b>			<b>\$2,668.91</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 16 day of, May 2003

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of June 4, 11, 18, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

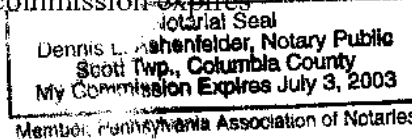
.....  
.....

Sworn and subscribed to before me this 19th day of June 2003

.....  
.....

(Notary Public)

My commission expires



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

.....



134 SIPE AVENUE  
HUMMELSTOWN, PA  
17036

MAILING ADDRESS:  
P.O. BOX 680  
HERSHEY, PA 17033

TEL 717.533.3280  
FAX 717.533.3280  
717.533.3280  
2ND FLOOR  
717.533.2780  
WWW.JSDC.COM

June 24, 2003

*Via Facsimile 570-389-5625 and Regular U.S. Mail*

Office of the Sheriff  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**RE: Eastern Savings Bank, FSB**

**vs.**

**Linda M. Karns, Richard L. Karns and The United States of America**  
**Docket No. 2003 CV 29**  
**Sheriff Sale Date: June 25, 2003 @ 10:00 a.m.**

**Eastern Savings Bank, FSB**

**vs.**

**Linda M. Karns**  
**Docket No. 2003 CV 19**  
**Sheriff Sale Date: June 25, 2003 @ 10:00 a.m.**  
**Our File No. 01-3184**

GARY L. JAMES  
MAX J. SMITH, JR.  
JOHN J. CONNELLY, JR.  
SCOTT A. DIETTERICK  
JAMES F. SPADE  
BRYAN S. WALK  
GREGORY K. RICHARDS  
SUSAN M. KADEL  
JARAD W. HANDELMAN  
DONNA M. MULLIN  
EDWARD P. SEEBER  
NEIL W. YAHN  
BERNARD A. RYAN, JR.  
COURTNEY L. KUSHEL  
KIMBERLY A. DEWITT

OF COUNSEL:  
MANLEY DEAS &  
KOCHALSKI, LLC  
COLLINGSBURG, OH

Dear Sir or Madam:

Please consider this correspondence a formal to **continue** both Sheriff Sales scheduled for June 25, 2003 to August 13, 2003 at 10:00 a.m. in the above-referenced matters. Please announce this continuance at the June 25, 2003 sale.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

JAMES SMITH, DIETTERICK & CONNELLY LLP

  
Scott A. Dietterick  
[sad@jsdc.com](mailto:sad@jsdc.com)

SAD:mse

cc: Mary Romans, Eastern Savings Bank, FSB (Loan No. 5121273568)  
David J. Harris, Esquire - *via facsimile only 570-820-9600*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

EASTERN SAVINGS BANK, FSB

VS.

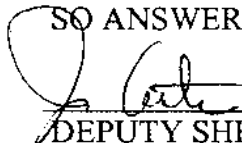
RICHARD KARNS, LINDA KARNS AND THE  
UNITED STATES OF AMERICA

WRIT OF EXECUTION #29 OF 2003 ED

POSTING OF PROPERTY

MAY 22, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF  
RICHARD KARNS, LINDA KARNS AND THE UNITED STATES OF AMERICA AT RR#1 ROUTE 487  
STILLWATER COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY JAMES ARTER.


SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF MAY 2003

  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
COMMISSION EXPIRES NOVEMBER 07, 2005

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

EASTERN SAVINGS BANK, FSB

29ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

NOW, WEDNESDAY, APRIL 16, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF DAUPHIN COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, THE UNITED STATES OF AMERICA/ CO JOSEPH TERZ, ESQ., AT 3RD & WALNUT STREETS, STE. 1162, HARRISBURG, PA

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 349-5622

24 HOUR PHONE  
(570) 784-6300

EASTERN SAVINGS BANK, FSB

Docket # 29ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

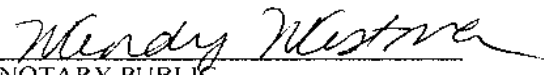
LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

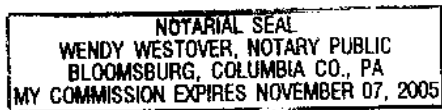
AFFIDAVIT OF SERVICE

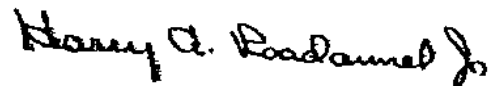
NOW, THIS WEDNESDAY, APRIL 23, 2003, AT 1:10 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON LINDA M. KARNS AT 430 THIRD  
ST., BENTON BY HANDING TO LINDA KARNS, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

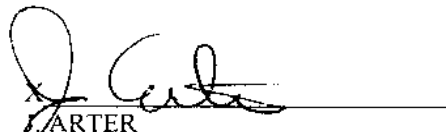
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, APRIL 25, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
CLERK  
DEPUTY SHERIFF



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

EASTERN SAVINGS BANK, FSB

Docket # 29ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

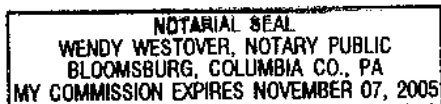
AFFIDAVIT OF SERVICE

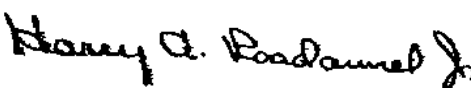
NOW, THIS WEDNESDAY, APRIL 23, 2003, AT 1:10 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON RICHARD L. KARNS AT 430 THIRD  
ST., BENTON BY HANDING TO LINDA KARNS, WIFE, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

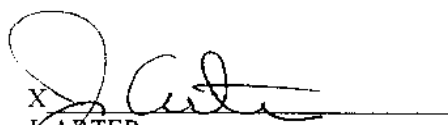
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, APRIL 25, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
J. CARTER  
DEPUTY SHERIFF

# Office of the Sheriff

Mary Jane Snyder  
Real Estate Deputy

William T. Tully  
Solicitor



J. Daniel Basile  
Chief Deputy

Michael W. Rinehart  
Assistant Chief Deputy

Dauphin County  
Harrisburg, Pennsylvania 17101  
ph: (717) 255-2660 fax: (717) 255-2889

Jack Lotwick  
Sheriff

Commonwealth of Pennsylvania : EASTREN SAVINGS BANK FSB  
vs  
County of Dauphin : THE UNITED STATES OF AMERICA

Sheriff's Return

No. 0946-T - - -2003

OTHER COUNTY NO. 2003 ED 29

AND NOW: April 21, 2003 at 2:48PM served the within

COMPLAINT IN MORTGAGE FORECLOSURE upon  
THE UNITED STATES OF AMERICA by personally handing  
to PATRICIA WISCOUNT (RECPT) 1 true attested copy(ies)  
of the original COMPLAINT IN MORTGAGE FORECLOSURE and making known  
to him/her the contents thereof at 228 WALNUT STREET  
HARRISBURG, PA 17101-0000

Sworn and subscribed to  
before me this 22ND day of APRIL, 2003

*Stephen C. (Marina)*  
PROTHONOTARY

So Answers,

*J R Lotwick*

Sheriff of Dauphin County, Pa.

By

*DM [Signature]*  
Deputy Sheriff

Sheriff's Costs: \$25.50 PD 04/21/2003

RCPT NO 177840

DC



May 12, 2003

Columbia County Prothonotary  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: Eastern Savings Bank, FSB**

**vs.**

**Richard L. Karns, Linda M. Karns and The United States of America**

**Our File No. 01-3184**

**Docket No. 2003 CV 29**

**R.R. #1, Route 487 Stillwater, PA**

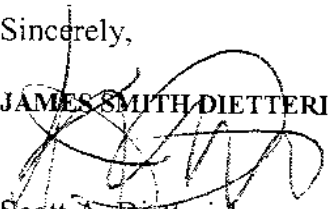
Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendants/Owners and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

**JAMES SMITH DIETTERICK & CONNELLY LLP**

  
Scott A. Dietterick

SAD:mse

eEnclosures

cc: Sheriff of Columbia County

GARY L. JAMES  
MAX J. SMITH, JR.  
JOHN J. CONNELLY, JR.  
SCOTT A. DIETTERICK  
JAMES F. SPADE  
BRYAN S. WALK  
GREGORY K. RICHARDS  
SUSAN M. KADH  
JARED W. HANDLWAN  
DOUNA M. MULLIN  
EDWARD P. SEEBER  
NOL W. YAHN  
BERNARD A. RYAN, JR.  
COURTNEY L. K. RICH  
KIMBERLY A. DEWITT

OF COUNSEL  
MANLEY DEAS &  
KOCIALSK, LLC  
COLUMBUS, OH

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2003 CV 29
	:	
vs.	:	ISSUE NO.:
	:	
LINDA M. KARNS, RICHARD K. KARNS	:	TYPE OF PLEADING:
and THE UNITED STATE OF AMERICA,	:	
Defendants.	:	<b>Pa.R.C.P. RULE 3129.2(C)</b>
	:	<b>AFFIDAVIT OF SERVICE OF</b>
	:	<b>DEFENDANTS/OWNERS AND</b>
	:	<b>OTHER PARTIES OF INTEREST</b>
	:	
	:	
	:	CODE:
	:	
	:	FILED ON BEHALF OF:
	:	
	:	Eastern Savings Bank, FSB,
	:	Plaintiff
	:	
	:	
	:	COUNSEL OF RECORD FOR THIS
	:	PARTY:
	:	
	:	Scott A. Dietterick, Esquire
	:	Pa. I.D. #55650
	:	
	:	JAMES, SMITH, DIETTERICK &
	:	CONNELLY LLP
	:	P.O. Box 650
	:	Hershey, PA 17033
	:	(717) 533-3280

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2002 CV 829

v.

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF  
DEFENDANTS/OWNERS AND OTHER PARTIES OF INTEREST**

I, Scott A. Dietterick, Esquire, attorney for Eastern Savings Bank, FSB, Plaintiff, being duly sworn according to law depose and make the following Affidavit regarding service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendants/Owners and Other Parties of Interest as follows:

1. Defendants, Linda M. Karns and Richard L. Karns, are the record owners of the real property.
2. On or about April 22, 2003, Defendants, Linda M. Karns and Richard L. Karns were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, via certified mail, return receipt requested, at their last know address being 430 Third Street, Benton, Pennsylvania 17814. True and correct copies of said Notices and Return Receipts are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about April 23, 2003, Defendant, The United States of America, was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, via certified

mail, return receipt requested, at their last know address being c/o Joseph J. Terz, Esquire, Asst. U. S. Attorney, U. S. Attorney's Office Middle District of PA Federal Building, 3<sup>rd</sup> & Walnut Sts., Suite 1162, Harrisburg, Pennsylvania 17108. A true and correct copy of said Notice and Return Receipt are marked Exhibit "B", attached hereto and made a part hereof.

4. On or about May 12, 2003, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to Rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that Defendants/Owners and all Other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa. R.C.P. 3129.2.

JAMES, SMITH, DIETTERICK & CONNELLY LLP

Dated: 5/12/03

BY: [Signature]  
Scott A. Dietterick, Esquire  
Pa. I.D. #55650  
Attorneys for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

Sworn to and subscribed before me this

12th day of May, 2003.

[Signature]  
Notary Public

MY COMMISSION EXPIRES:

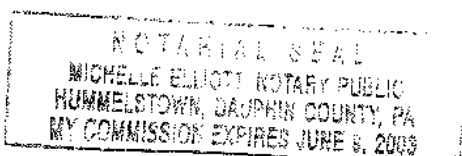


EXHIBIT "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Defendant(s)

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Linda M. Karns  
430 Third Street  
Benton, PA 17814

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on 6/25/03 at 10:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

Rural Route #1, Route 487, Stillwater, Columbia Co., PA 17878



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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Linda M. Karns  
430 Third Street  
Benton, PA 17814

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on \_\_\_\_\_ at \_\_\_\_\_ .m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

Rural Route #1, Route 487, Stillwater, Columbia Co., PA 17878

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2003-CV-29

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Linda M. Karns and Richard L. Karns

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Susquehanna Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

By: 

Scott A. Dieterick, Esquire  
Attorney I.D.#55650  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

**and**

**VIA PERSONAL SERVICE BY THE COLUMBIA CO. SHERIFF**

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

PARCEL NO. 2:

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53

minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

**Exhibit "A"**

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Richard L. Karns  
430 Third Street  
Benton, PA 17814

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on 10/25/03 at 10:00 AM .m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

Rural Route #1, Route 487, Stillwater, Columbia Co., PA

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Richard L. Karns  
430 Third Street  
Benton, PA 17814

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Rural Route #1, Route 487, Stillwater, Columbia Co., PA

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2003-CV-29

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Linda M. Karns and Richard L. Karns

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg Pennsylvania 17815.

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It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Susquehanna Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**



THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

By: \_\_\_\_\_

Scott A. Dietterick, Esquire  
Attorney I.D.#55650  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**  
**and**  
**VIA PERSONAL SERVICE BY THE COLUMBIA CO. SHERIFF**

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1:**

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53

minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

**Exhibit "A"**

Domestic Mail Only; No Insurance Coverage Provided

1. Article Addressed to:

2. Article Number (Transfer from):

PS Form 3800, April 2002

Domestic Return Receipt

102595-02-M-1035

Domestic Mail Only; No Insurance Coverage Provided

1. Article Addressed to:

2. Article Number (Transfer from):

PS Form 3800, April 2002

Domestic Return Receipt

102595-02-M-1035

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard M. Kains  
430 Third Street  
Benton, PA 17814

2. Article Number (Transfer from):

7002 0860 0004 2142 4967

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
- X Crystal Faust
- B. Received by (Printed Name):
- CRYSTAL FAUST
- C. Date of Delivery:
- 4/22/02
- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) Yes No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard M. Kains  
430 Third Street  
Benton, PA 17814

2. Article Number (Transfer from):

7002 0860 0004 2142 4974

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
- X Crystal Faust
- B. Received by (Printed Name):
- CRYSTAL FAUST
- C. Date of Delivery:
- 4/22/02
- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) Yes No

EXHIBIT "B"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

The United States of America  
c/o Joseph J. Terz, Esq., Asst. U. S. Attorney  
U. S. Attorney's Office  
Federal Building  
3<sup>rd</sup> & Walnut Sts., Suite 1162  
Harrisburg, PA 17108

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on 6/25/03 at 10:00 A .m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

Rural Route #1, Route 487, Stillwater, Columbia Co., PA 17878

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNs, RICHARD L. KARNs and  
THE UNITED STATES OF AMERICA.

Defendant(s)

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

The United States of America  
c/o Joseph J. Terz, Esq., Asst. U. S. Attorney  
U. S. Attorney's Office  
Federal Building  
3<sup>rd</sup> & Walnut Sts., Suite 1162  
Harrisburg, PA 17108

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on \_\_\_\_\_ at \_\_\_\_\_ .m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

Rural Route #1, Route 487, Stillwater, Columbia Co., PA 17878

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2003-CV-29

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Linda M. Karns and Richard L. Karns

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Susquehanna Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**



THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

By: 

Scott A. Dieterick, Esquire  
Attorney I.D.#55650  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

PARCEL NO. 2:

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53

minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

*Office of State Affairs - 2003 29 7*

*Postmark*  
*Hon*

*Postage*  
*\$0.60*

*Certified Fee*  
*2.30*

*Return Receipt Fee*  
*1.15*

*Restricted Delivery Fee*  
*1.15*

*Total Postage & Fees*  
*\$7.15*

*Sent To: The United States of America*  
*Attn: Mr. J. P. ...*  
*Street Apt. No. ...*  
*City, State, Zip ...*

*PS Form 3811, April 2002 See Reverse for Instructions*

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
*The United States of America*  
*Washington, D.C. 20540*  
*Office of State Affairs*  
*17108 2003 29*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) *APR 23 2003*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☒ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
☐ Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from se) **7002 0860 0004 2142 4750**

S Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035

EXHIBIT "C"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: Columbia County Domestic Relations Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on June 25, 2003 at 10:00 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

R.R. 1, Route 487  
Stillwater, Pennsylvania 17878  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants.

at EX. NO. 2003 CV 29 in the amount of \$188,945.39, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.


Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: 5/14/03

By:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2002 CV 829

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1:**

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53



minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants

Docket No.: 2003 CV 29

Execution No.:

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: J.R. Sands  
P.O. Box 283  
Benton, PA 17814

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on June 25, 2003 at 10:00 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

R.R. 1, Route 487  
Stillwater, Pennsylvania 17878  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants.

at EX. NO. 2003 CV 29 in the amount of \$188,945.39, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: 7/10/03

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2002 CV 829

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

PARCEL NO. 2:

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53

minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Elcanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Execution No.:

Defendants

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: PA Dept. of Revenue  
P.O. Box 8901  
Harrisburg, PA 17105

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on June 25, 2003 at 10:00 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

R.R. 1, Route 487  
Stillwater, Pennsylvania 17878  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

EASTERN SAVINGS BANK, FSB.

Plaintiff,

vs.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants.

at EX. NO. 2003 CV 29 in the amount of \$188,945.39, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

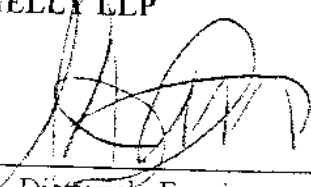
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: 5/12/13

By:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2002 CV 829

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Execution No.:

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1:**

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53



minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: Internal Revenue Service  
c/o Special Procedures Unit  
P.O. Box 12051  
Philadelphia, PA 19105

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on June 25, 2003 at 10:00 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

R.R. 1, Route 487  
Stillwater, Pennsylvania 17878  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants.

at EX. NO. 2003 CV 29 in the amount of \$188,945.39, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

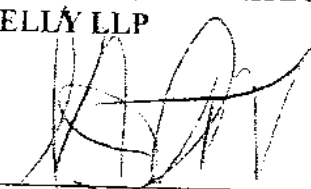
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: July 16, 2003

By:   
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2002 CV 829

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Execution No.:

Defendant(s)

**LEGAL DESCRIPTION**

ALL THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1:**

BEGINNING at an iron pin on the Northerly side of State Highway Route #487 and in line of lands now or formerly of Bennie Naunczek; Thence along lands now or formerly of Naunczek, North 60 degrees 20 minutes East, 152.3 feet to an iron pin on the Southern side of the right-of-way of Reading Railroad; Thence by the same, South 56 degrees 8 minutes East 166 feet to an iron pin in line of lands of Alfred Derrick; Thence by the same, South 50 degrees 20 minutes West, 207 feet to an iron pin on the northern side of the aforementioned State Highway; Thence by the same, North 35 degrees 10 minutes West, 150 feet to the place of beginning. CONTAINING .61 of an acre.

**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53

minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline. PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

BEING TAX PARCEL NO. 33-01-006

BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO: Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Office of the Sheriff  
34 West Main Street  
Bloomsburg, Pennsylvania 17815

on June 25, 2003 at 10:00 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

R.R. 1, Route 487  
Stillwater, Pennsylvania 17878  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA,

Defendants.

at EX. NO. 2003 CV 29 in the amount of \$188,945.39, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.


Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DIETTERICK &  
CONNELLY LLP**

Dated: 5/14/00

By:   
Scott A. Dietterick, Esquire  
PA ID #55650  
Attorney for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2002 CV 829

LINDA M. KARNS, RICHARD L. KARNS and  
THE UNITED STATES OF AMERICA.

Execution No.:

Defendant(s)

**LEGAL DESCRIPTION**

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BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53



minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No. 487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No. 1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

PARCEL NO. 3:

BEGINNING at a point on the Easterly right-of-way of Pennsylvania State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naumczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning.

CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling.

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BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his wife.

Exhibit "A"

PS Form 3817, January 2001

Return to: **PA Dept. of Revenue**  
**P.O. Box 8901**  
**Harrisburg, PA 17105**  
**Karns Silwiter**

One piece of certified mail addressed to:

Internal Revenue Service  
 c/o Special Procedures Unit  
 P.O. Box 12051  
 Philadelphia, PA 19165  
 Karns Silwiter

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
 REGISTERED MAIL  
 RETURN RECEIPT MAIL  
 POSTAGE WILL BE PAID BY ADDRESSEE

**CERTIFICATE OF MAILING**

Registered User: **James Smith Darkin & Cunnelly LLP**  
**ATTN: Shelly Elliott**  
**P.O. Box 650**  
**Hershey, PA 17033**

One piece of certified mail addressed to:

**Columbia County Tax Claim Bureau**  
**Columbia County Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**  
**Karns Silwiter**

PS Form 3817, January 2001

PS Form 3817, January 2001

Return to: **PA Dept. of Revenue**  
**P.O. Box 8901**  
**Harrisburg, PA 17105**  
**Karns Silwiter**

One piece of certified mail addressed to:

**James Smith Darkin & Cunnelly LLP**  
**ATTN: Shelly Elliott**  
**P.O. Box 650**  
**Hershey, PA 17033**

One piece of certified mail addressed to:

**J.R. Sands**  
**P.O. Box 283**  
**Benton, PA 17814**  
**Karns Silwiter**

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
 REGISTERED MAIL  
 RETURN RECEIPT MAIL  
 POSTAGE WILL BE PAID BY ADDRESSEE

**CERTIFICATE OF MAILING**

Registered User: **James Smith Darkin & Cunnelly LLP**  
**ATTN: Shelly Elliott**  
**P.O. Box 650**  
**Hershey, PA 17033**

One piece of certified mail addressed to:

**Columbia County Domestic Relations Office**  
**Columbia County Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**  
**Karns Silwiter**

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
 REGISTERED MAIL  
 RETURN RECEIPT MAIL  
 POSTAGE WILL BE PAID BY ADDRESSEE

**CERTIFICATE OF MAILING**

Registered User: **James Smith Darkin & Cunnelly LLP**  
**ATTN: Shelly Elliott**  
**P.O. Box 650**  
**Hershey, PA 17033**

One piece of certified mail addressed to:

**Columbia County Domestic Relations Office**  
**Columbia County Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**  
**Karns Silwiter**

PS Form 3817, January 2001

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/10/2003

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA M. KARNS	WRIT OF EXECUTION - MORTGAGE
430 THIRD ST.	FORECLOSURE
BENTON	

SERVED UPON Linda

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-23-3 TIME 1310 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

J. C. C. C.

DATE 4-23-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/10/2003

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
RICHARD L. KARNS	WRIT OF EXECUTION - MORTGAGE
430 THIRD ST.	FORECLOSURE
BENTON	

SERVED UPON Linda

RELATIONSHIP wife IDENTIFICATION \_\_\_\_\_

DATE 4-23-3 TIME 1300 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. A. [Signature]

DATE 4-23-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/10/2003

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
J. R. SANDS	WRIT OF EXECUTION - MORTGAGE
PO BOX 283	FORECLOSURE
BENTON	

SERVED UPON Bob Sands

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-23-3 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Aida

DATE 4-23-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/10/2003

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
LINDA ROBBINS-TAX COLLECTOR
48 WESLEY STREET
STILLWATER

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Linda

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-23-3 TIME 1500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Cade

DATE 4-23-3

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

April 16, 2003

COLUMBIA COUNTY TAX CLAIM  
PO BOX 380  
BLOOMSBURG, PA 17815

EASTERN SAVINGS BANK, FSB  
VS  
LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA

DOCKET #29ED2003

JD #29JD2003

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/10/2003

SERVICE# - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNs  
RICHARD L. KARNs  
THE UNITED STATES OF AMERICA

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

SERVED UPON GAIL KIPP

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-21-03 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Carter

DATE 4-21-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/10/2003

SERVICE# - OF - 14 SERVICES  
DOCKET # 29ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNs  
RICHARD L. KARNs  
THE UNITED STATES OF AMERICA

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Ashe L. Van Cust Srs

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

4.8.03

# REAL ESTATE OUTLINE

ED # 29-03

DATE RECEIVED 3-10-03  
DOCKET AND INDEX 4-16-03  
SET FILE FOLDER UP 4-16-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$~~1,350.00~~ OR 1500.00 ☒ CK# 43975  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE June 25, 2003 TIME 1000  
POSTING DATE May 22, 2003  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 4, 2003  
2<sup>ND</sup> WEEK 11  
3<sup>RD</sup> WEEK 18



March 3, 2003

Ms. Tami Kline,  
Columbia County Prothonotary  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**RE: Eastern Savings Bank, FSB**

**vs.**

**Linda M. Karns, Richard L. Karns and The United States of America**  
**Docket No. 2003 CV 29**  
**Our File No. 01-3184**  
**Writ of Execution (Mortgage Foreclosure)**

Dear Ms. Kline:

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$23.00.

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving each Defendant by certified mail.
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Affidavit of Non-Military Service;
6. 1 Original Waiver of Watchman; and
7. Check in the amount of \$1,500.00, representing the Sheriff's advanced costs.

FOR THE DEFENDANT:  
KIMBERLY A. DEWITT  
FILE

DATE OF FILING:  
FILED WITH  
PROTHONOTARY

ALL INTERESTS  
IN THE ABOVE  
DESCRIBED REAL ESTATE  
WAS RETURNED

GARY L. JAMES  
MAX J. SMITH, JR.  
KAREN D. DURKIN  
JOHN J. CONNELLY, JR.  
SCOTT A. DIETTERICK  
JAMES F. SHADE  
GREGORY K. RICHARDS  
SUSAN M. KADZ  
JAHAD W. HANDELVAN  
DONNA M. MULLIN  
EDWARD P. SEEBER  
NEIL W. YAHN  
BERNARD A. RYAN, JR.  
COURTNEY L. KISH  
KIMBERLY A. DEWITT

OF COUNSEL:  
MANLEY & DEAS, LLC  
COLUMBUS, OH

February 26, 2003

Page 2 of 2

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact our office.

Sincerely,

  
**JAMES, SMITH, DIETTERICK & CONNELLY LLP**

Scott A. Dietterick  
[sdietterick@jsdc.com](mailto:sdietterick@jsdc.com)

SAD:lmg

Encl/as

cc: Sheriff of Columbia County (w/encl)