

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.

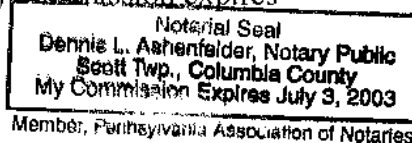
.....PJB.....

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

.....[Signature].....

(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.

.....

SHERIFF'S SALE COST SHEET

Eastern Savings Bank vs. Linda Korns
 NO. 43-03 ED NO. 19-03 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>333.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>515.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>665.36</u>	

PROTHONOTARY (NOTARY)	\$10.00
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>130.00</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500.00 Dep,
 \$ 1133.36 cost
 366.64
 153.04 to 27-03
 213.60 Refund

SHERIFF'S SALE COST SHEET

Eastern Savings Bank vs. Linda Kains
 NO. 43-03 ED NO. 19-03 JD DATE/TIME OF SALE 8-13-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>418.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>515.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>740.36</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$ <u>766.81</u>	
SCHOOL DIST.	20	\$ <u>1438.28</u>	
DELINQUENT	20	\$ <u>1686.45</u>	
TOTAL *****		\$ <u>3891.54</u>	

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

SURCHARGE FEE (DSTE)	\$	<u>130.00</u>
MISC.	\$	
TOTAL *****		\$ <u>-0-</u>

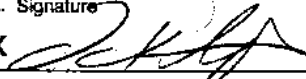
TOTAL COSTS (OPENING BID) \$ 5231.40

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.

SMALL BUSINESS ADMINISTRATION
LADELPHIA DISTRICT OFFICE
BERT N.C. NIX FEDERAL BUILDING
MARKET STREET- 5TH FLOOR
LADELPHIA, PA 19107

Article Number <i>Transfer from service label)</i>	7902241090
Form 3811, August 2001	Domestic Return

DEPARTMENT 281230 HARRISBURG, PA 17128-1230		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		70022410000180798371	
PS Form 3811, August 2001		Domestic Return Receipt	
		2ACPR1-03-Z-0	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.		A. Signature 43-93	
■ Print your name and address on the reverse so that we can return the card to you.		X  <input type="checkbox"/> Agent	
■ Attach this card to the back of the mailpiece, or on the front if space permits.		<input checked="" type="checkbox"/> Addressee	
		B. Received by (Printed Name)	
		C. Date of Delivery	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

2. Article
(Transit)
PS Form

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

ACPR1-03-Z-0



134 GIFE AVENUE
HUMMELSTOWN, PA
17036

MAILING ADDRESS:
P.O. BOX 850
MERRISY, PA 17033

TEL: 717.533.3260
FAX: 1ST FLOOR
717.533.7771
2ND FLOOR
717.533.2795
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

GARY L. JAMES
MARK J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPAGE
BRYAN S. WALK
MATTHEW CHABAL III
GREGORY K. RICHARDS
SUSAN M. KADEL
JARAD W. HANDELMAN
DONNA M. MULLIN
EDWARD P. SEEBERT
NEIL W. YANN
COURTNEY L. KISHEL
KIMBERLY A. DEWITT

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

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, TERRICK & CONNELLY LLP

Scott A. Dieterick
sad@jcdc.com
SAD:mse

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

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

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: Karns**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: jsdinfo@jstlegal.com**

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

Eastern Savings Bank VS Linola Korns

NO. _____ ED NO. _____ 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
10TH FLOOR, LABOR & INDUSTRY BUILDING
SEVENTH AND FORSTER STREETS
HARRISBURG, PA 17121



DEPARTMENT OF
LABOR & INDUSTRY
COMMONWEALTH OF PENNSYLVANIA

717-787-4186

Fax: 717-772-1655

www.dli.state.pa.us

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**

Docket Number of Lien	Date Lien Filed	Original Amount of Lien	Additional Interest Accrued	Payment Made on Lien	Balance Owed on Lien
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

EMPLOYER EIN	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
SOCIAL SECURITY NUMBER	\$0.00
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
TOTAL:			\$2,668.91

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

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

EXECUTION NUMBER
2003CV29
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 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
TOTAL:			\$2,668.91

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



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

134 SIRE AVENUE
MUMFELSTOWN, PA
17036

MAILING ADDRESS:
P.O. BOX 850
HERSHEY, PA 17033

TEL 717 633 6290
FAX 717 633 6294
717 633 7777
2ND FLOOR
717 633 2700
WWW.JSDC.COM

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 P. SPADG
BRYAN S. WALK
GREGORY K. RICHARDS
SUSAN M. KADEL
JARAD W. HANDELMAN
DONNA M. MULLIN
EDWARD P. SEEBER
NBL W. YAHN
BERNARD A. RYAN, JR.
COURTNEY L. KISHIEL
KIMBERLY A. DEWITT

OF COUNSEL:
MANLEY DEAS &
KOCHALSKI, LLC
COLUMBUS, 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@jcdc.com

SAD:mse

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

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

DATE: 6/24/03

TO: Sheriff's Office**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.# 3037

Re: Karns**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:** jsdinfo@jsdlegal.com

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.

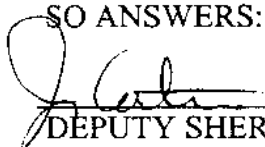
LINDA KARNS

WRIT OF EXECUTION #43 OF 2003 ED

POSTING OF PROPERTY

MAY 22, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF
LINDA KARNS AT 430 THIRD ST. BENTON 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
MY 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

Docket # 43ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LINDA M. KARNS

AFFIDAVIT OF SERVICE

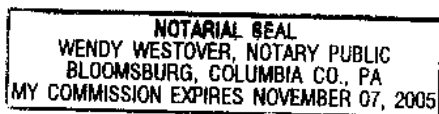
NOW, THIS WEDNESDAY, APRIL 23, 2003, AT 1:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LINDA M. KARNS AT 430 THIRD
ST., BENTON BY HANDING TO LINDA KARNS, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

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

Wendy Westover

NOTARY PUBLIC



Harry A. Roadarmel Jr.

X

SHERIFF HARRY A. ROADARMEL JR.

J. Carter
J. CARTER
DEPUTY SHERIFF



May 13, 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 19
430 Third Street, Benton, PA 17814

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. SHADE
BRYAN S. WALK
GREGORY K. RICHARDS
SUSAN M. KADEL
JARED W. HANDELMAN
DONNA M. MULLIN
EDWARD P. SEEBER
NEIL W. YAHN
BERNARD A. RYAN, JR.
COURTNEY L. KISHIE
KIMBERLY A. DEWITT

OF COUNSEL
MANLEY DEAS &
KOCHANSKI, LLC
COLUMBUS, OH

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNS,

Defendant.

CIVIL DIVISION

NO.: 2003 CV 19

ISSUE NO.:

TYPE OF PLEADING:

**Pa.R.C.P. RULE 3129.2(C)
AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

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.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

Defendant

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER 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 Defendant/Owner and Other Parties of Interest as follows:

1. Defendant, Linda M. Karns, is record owner of the real property.
2. On or about April 22, 2003, Defendant, Linda M. Karns 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 her last know address being 430 Third Street, Benton, Pennsylvania 17814. A true and correct copy of said Notice and Return Receipt are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about May 13, 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 "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that Defendant/Owner 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: 5/13/03

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

13th day of May, 2003.

[Signature]
Notary Public

MY COMMISSION EXPIRES:

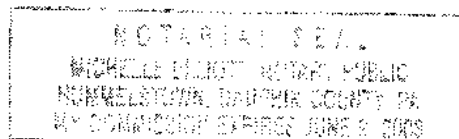


EXHIBIT "A"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNIS

Defendant(s)

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

Linda M. Karnis
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 11 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:

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

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:

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

No.: 2003-CV-19

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

Linda M. 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. 5th 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 19

LINDA M. KARNS,

Execution No.:

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

Sent by _____
 Street, Apt. No. _____
 or P.O. Box No. _____
 City, State, ZIP+4 _____

Lord M. Lamb
120 Third Street
Boston, MA 17814
-cos 0

102595-02-M-1035

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 0860 0004 2141 6887

EXHIBIT "B"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 19

LINDA M. KARNs,

Execution No.:

Defendant

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 is the owner or reputed owner and on which you may hold a lien or have an interest which could be affected by the sale of:

430 Third Street
Benton, Pennsylvania 17814
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. KARNES,

Defendant.

at EX. NO. 2003 CV 19 in the amount of \$189,755.27, 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.

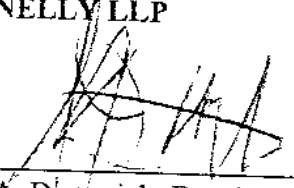
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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: 5/14/05

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.: 2003 CV 19

LINDA M. KARNS,

Execution No.:

Defendant(s)

LEGAL DESCRIPTION

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Exhibit "A"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant

Docket No.: 2003 CV 19

Execution No.:

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 is the owner or reputed owner and on which you may hold a lien or have an interest which could be affected by the sale of:

430 Third Street
Benton, Pennsylvania 17814
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,

Defendant.

at EX. NO. 2003 CV 19 in the amount of \$189,755.27, 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.

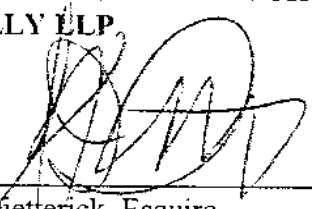
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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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: 5/12/03

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.

LINDA M. KARNS.

Defendant(s)

Docket No.: 2003 CV 19

Execution No.:

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Exhibit "A"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 19

Execution No.:

LINDA M. KARNs,

Defendant

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

430 Third Street
Benton, Pennsylvania 17814
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. KARNES,

Defendant.

at EX. NO. 2003 CV 19 in the amount of \$189,755.27, plus interest and costs.

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

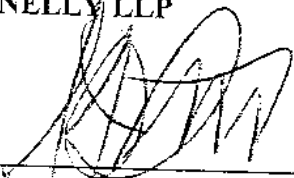
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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

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

Dated: 5/13/03

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.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.:

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Exhibit "A"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNs,

Defendant

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 is the owner or reputed owner and on which you may hold a lien or have an interest which could be affected by the sale of:

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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,

Defendant.

at EX. NO. 2003 CV 19 in the amount of \$189,755.27, plus interest and costs.

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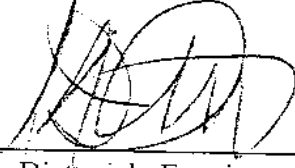
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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

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

Dated: 5/13/03

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

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

Defendant(s)

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Exhibit "A"

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 19

LINDA M. KARNS,

Execution No.:

Defendant

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

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Columbia County

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EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

LINDA M. KARNES,

Defendant.

at EX. NO. 2003 CV 19 in the amount of \$189,755.27, plus interest and costs.

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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: 5/13/03

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

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNES

Defendant(s)

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Exhibit "A"

PS Form 3817, January 2001
All other postal services are subject to change without notice. Use the front of this form for all other postal services.

James Smith Durkin & Connolly LLP
ATTN: Shelly Elliott
P.O. Box 650
Hershey, PA 17033

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

Karns Benton

PS Form 3817, January 2001

PS Form 3817, January 2001
All other postal services are subject to change without notice. Use the front of this form for all other postal services.

James Smith Durkin & Connolly LLP
ATTN: Shelly Elliott
P.O. Box 650
Hershey, PA 17033

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

Karns Benton

PS Form 3817, January 2001

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James Smith Durkin & Connolly LLP
ATTN: Shelly Elliott
P.O. Box 650
Hershey, PA 17033

I.R. Sands
P.O. Box 283
Benton, PA 17814

Karns Benton

PS Form 3817, January 2001

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James Smith Durkin & Connolly LLP
ATTN: Shelly Elliott
P.O. Box 650
Hershey, PA 17033

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

Karns Benton

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James Smith Durkin & Connolly LLP
ATTN: Shelly Elliott
P.O. Box 650
Hershey, PA 17033

PA Dept. of Revenue
P.O. Box 8904
Harrisburg, PA 17105

Karns Benton

PS Form 3817, January 2001

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

PERSON/CORP TO SERVED
LINDA M. KARNS
430 THIRD ST.
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Linda

RELATIONSHIP — IDENTIFICATION —

DATE 4-23-03 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. Carter

DATE 4-23-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

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

SERVED UPON Bob SANDS

RELATIONSHIP — IDENTIFICATION —

DATE 4-23-03 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. Carter

DATE 4-23-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON BOROUGH SEWER	WRIT OF EXECUTION - MORTGAGE
BENTON	FORECLOSURE

SERVED UPON Lynn Dressler

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-23-3 TIME 1250 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) 37 3 SPRINGS ROAD

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter
DATE 4-23-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

PERSON/CORP TO SERVED
CAROLYN REMLEY - TAX COLLECTOR
PO BOX 270
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Carolyn

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-23-03 TIME 1340 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 4-23-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/15/2003

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

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

SERVED UPON Leslie Levan

RELATIONSHIP D.R.O. IDENTIFICATION _____

DATE 04/23/03 TIME 0954 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

Muller DATE 04/23/03

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 21, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

EASTERN SAVINGS BANK, FSB
VS
LINDA M. KARNS

DOCKET #43ED2003

JD #19JD2003

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 4/15/2003

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Gail Kipp

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-03 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

jc

DATE _____

REAL ESTATE OUTLINE

ED # 45-03

DATE RECEIVED 4-15-03
DOCKET AND INDEX 4-21-03
SET FILE FOLDER UP 4-21-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE 3
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$~~1,350.00~~ OR \$1500.00 ☒ CK# 44516

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

SALE DATE June 25, 03 TIME 1000
POSTING DATE May 22, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK June 4, 03
2ND WEEK 11
3RD WEEK 18

SHERIFF'S SALE

WEDNESDAY JUNE 25, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 43 OF 2003 ED AND CIVIL WRIT NO. 19 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No.14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No.12, thence East along Lot No.12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Scott A. Dietterick
PO Box 650
Hershey, PA 17033

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com



April 10, 2003

FILED
APR 11 2003

2003 APR 11 A 9:57

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

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
Docket No. 2003 CV 19
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 Praeipce 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 Praeipce 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.

100 BIRD AVENUE
BLOOMSBURG, PA 17815
TEL: 717.339.1111

400 N. 3RD STREET
BLOOMSBURG, PA 17815
TEL: 717.339.1111

TEL: 717.339.1111
FAX: 717.339.1111
WWW.JSDC.COM

GARY L. JAMES
MAX J. SMITH, JR.
KAREN DURKIN
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICH
JAMES F. SPADE
GREGORY K. RICHARDS
SUSAN M. KADEL
JARED W. HANDELMAN
DONNA M. MULLIN
EDWARD P. SEEBER
NEIL W. YAHN
BERNARD A. RYAN, JR.
COURTNEY L. KOSHEL
KIMBERLY A. DEWITT

OF COUNSEL:
MANLEY & DEAS, LLC
COLUMBUS, OH

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

SAD:lmg

Encl/as

cc: Sheriff of Columbia County (w/encl)

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	<u>\$189,755.27</u>
Interest from <u>3/6/03</u> to date of sale	<u>\$ 13,762.80</u>
Total	\$203,518.07, plus costs to be added

Date: 04.14.03

Prothonotary of Columbia County

SEAL

BY: Barbara J. Silvestri
DEPUTY Clerk

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.: 2003 ED 43

LINDA M. KARNS,

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:

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

No.: 2003-CV-19

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

Linda M. 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.

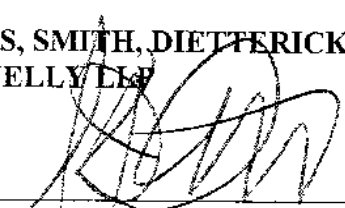
**Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

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

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS.

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.: 2003 ED 43

LINDA M. KARNS,

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 430 Third Street, Columbia County, PA 17814:

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

LINDA M. KARNS

430 Third Street
Benton, PA 17814

2. Name and Address of Defendant(s) in the Judgment:

LINDA M. KARNS

430 Third Street
Benton, PA 17814

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

EASTERN SAVINGS BANK, FSB

Plaintiff

J. R. SANDS

P O Box 283
Benton, PA 17814

PA DEPT. OF REVENUE

P O Box 8901
Harrisburg, PA 17105

INTERNAL REVENUE SERVICE

c/o Special Procedures Unit
P. O. Box 12051
Phila., PA 19105

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

NONE

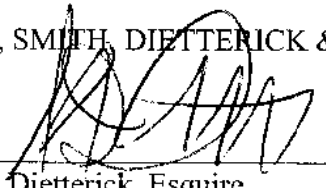
7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC Columbia County Courthouse
RELATIONS OFFICE P. O. Box 380
Bloomsburg, PA 17815

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

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 4/8/03

BY: 
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
PA ID #55650
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.

LINDA M. KARNS

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003 ED 43

AFFIDAVIT PURSUANT TO RULE 3129.1

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Praeipe for Writ of Execution was filed the following information concerning the real property located at 430 Third Street, Columbia County, PA 17814:

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

LINDA M. KARNS

430 Third Street
Benton, PA 17814

2. Name and Address of Defendant(s) in the Judgment:

LINDA M. KARNS

430 Third Street
Benton, PA 17814

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

EASTERN SAVINGS BANK, FSB

Plaintiff

J. R. SANDS

P O Box 283
Benton, PA 17814

PA DEPT. OF REVENUE

P O Box 8901
Harrisburg, PA 17105

INTERNAL REVENUE SERVICE

c/o Special Procedures Unit
P. O. Box 12051
Phila., PA 19105

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

EASTERN SAVINGS BANK, FSB

Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

NONE

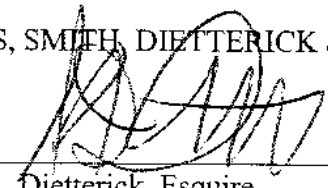
7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY DOMESTIC Columbia County Courthouse
RELATIONS OFFICE P. O. Box 380
Bloomsburg, PA 17815

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

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 4/8/03

BY: 

Scott A. Dieterick, Esquire
Attorneys for Plaintiff
PA ID #55650
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.: 2003 CV 19

v.

Execution No.: 2003 ED 43

LINDA M. KARNS,

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.: 2003-ED-43

LINDA M. KARNS,

Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

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EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.: 2003-ED-43

LINDA M. KARNS,

Defendant(s)

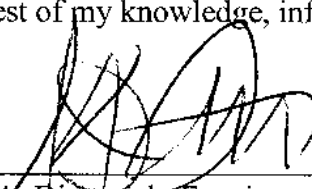
AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the last known address of Defendant(s), Linda M. Karns, is 430 Third Street, Benton, Columbia County, PA 17814, to the best of my knowledge, information and belief.



Scott A. Dietterick, Esquire

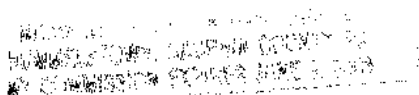
Sworn to and subscribed before me

this 14th day of April, 2003.



Notary Public

My Commission Expires:



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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.: 2003 ED 43

LINDA M. KARNS,

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant(s) is(are) not in the military service of the United States of America to the best of his knowledge, information and belief.



Scott A. Dietterick, Esquire

Sworn to and subscribed before me

this 10th day of April, 2003.



Notary Public

My Commission Expires:

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

INDA M. KARNIS


Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003 ED. 43

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Scott A. Dietterick, Esquire
Attorney for Plaintiff

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: Eastern Savings Bank, FSB

DEFENDANT(S): Linda M. Karns

TYPE OF WRIT
OR COMPLAINT: **NOTICE OF SALE**

SERVE AT: 430 Third Street, Benton, PA 17814

Sir: **Please serve the Defendant, Linda M. Karns, OR an adult member of the family with whom she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.**

Date of Service: _____ Time: _____

Served Upon (If someone
other than Defendant): _____

Address (if different
than as stated above):

Columbia County Sheriff's Office:

Name: _____
Title: _____

Date: _____

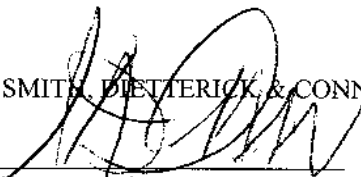
**PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE ENCLOSED
SELF- ADDRESSED, STAMPED ENVELOPE TO:**

James, Smith, Dietterick & Connelly LLP
ATTN: Scott A. Dietterick, Esquire
P.O. Box 650
Hershey, PA 17033

DATED: 4/8/03

JAMES, SMITH, DIETTERICK & CONNELLY LLP

BY: _____


Scott A. Dietterick, Esquire
Attorneys for Plaintiff
P.O. box 650
Hershey, PA 17033
(717) 533-3280

6 ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 6

JAMES, SMITH, DURKIN, & CONNELLY, LLP
OPERATING ACCOUNT
P.O. BOX 650
HERSHEY, PA 17033
PH. 717-533-3280

MID PENN BANK
MILLERSBURG, PA 17061

80-880/313

44516

NUMBER

000626

DATE

04/07/2003

AMOUNT

1500.00

One thousand five hundred and NO/100

Columbia County Sheriff

VOID AFTER 6 MONTHS

PAY
TO THE
ORDER
OF

[Signature]
AUTHORIZED SIGNATURE

6 THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. 6

⑈044516⑈ ⑆031308807⑆ 950415⑈0⑈