

JAMES SMITH L. DIETTERICK & CONNELLY LLP

Fax: 717.533.2795

P.O. BOX 850
HERSHEY, PA 17033Courier Address:
134 SIPE AVENUE
HUMMELSTOWN, PA 17036

TEL 717.533.3286

WWW.JSDC.COM

September 14, 2006

*Via Facsimile Only 570-389-5625*Office of the Sheriff
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

RE: Eastern Savings Bank, FSB
vs.
Linda M. Karns
Docket No. 2003 CV 19
Property: 430 Third Street, Benton, PA 17814
Sheriff Sale Date: June 21, 2006 @ 10:00 a.m.
continued to September 20, 2006

Dear Sir or Madam:

Please consider this correspondence a formal request to stay the Sheriff Sale scheduled for September 20, 2006 in the above-referenced matter. The reason for the stay is due to the Defendant filing bankruptcy.

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

Sincerely,

JAMES SMITH, DIETTERICK & CONNELLY LLP

Scott M. Dietterick

sad@jstdc.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. SPADE
 MATTHEW CHABAL, III
 GREGORY K. RICHARDS
 SUSAN M. KADEL
 JARAD W. HANDELMAN
 DONNA M. MULLIN
 EDWARD P. SEEGER
 NEIL W. YAHN
 COURTNEY L. KISHAL
 KIMBERLY A. DEWITT
 JEFFREY M. MCCORMICK

OF COUNSEL:
 BERNARD A. RYAN, JR.

JAMES, SMITH, DIETTERICK & CONNELLY LLP**FACSIMILE TRANSMITTAL SHEET****DATE:** SEPTEMBER 14, 2006**TO:** Real Estate Dept. Columbia County**FAX NUMBER:** 570-389-5625**TOTAL PGS W/COVER:** 2**SENDER'S E-MAIL:** sad@jsdc.com**FROM:** Scott A. Dietterick, Esquire**SENDER'S PHONE NUMBER:**

717.533.3280 EXT.# 3030

Re: ESB v. Karns Benton property**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:** JSDCINFO@JSDC.COM

SHERIFF'S SALE COST SHEET

Eastern Savings vs. Karns
 NO. 473-03 ED NO. 19-03 JD DATE/TIME OF SALE Stayed

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>25.00</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>10.00</u>
TOTAL ***** \$ <u>355.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>619.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>769.00</u>	

PROTHONOTARY (NOTARY)	\$40.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500 - Dep.
 \$ 1269.50
 230.50 Refund

SHERIFF'S SALE COST SHEET

Eastern Savings Bank vs. Linda Korn
 NO. 43-03 ED NO. 19-03 JD DATE/TIME OF SALE Sept. 20, 06 0900

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>\$24.00</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>\$10.00</u>	
TOTAL *****		<u>\$440.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$619.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$844.00</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>\$906.88</u>	
SCHOOL DIST. 20	<u>\$1455.82</u>	
DELINQUENT 20	<u>\$5.00</u>	
TOTAL *****		<u>\$2362.70</u>

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

SURCHARGE FEE (DSTE)	<u>\$140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$-0-</u>

TOTAL COSTS (OPENING BID) \$3838.70

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Eastern Savings Bank vs Linda Korns

NO. 43-03 ED NO. 19-03 JD

DATE/TIME OF SALE: Sept. 20, 06 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

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 \$ _____

FAX SHEET

**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY**

PHONE: (570) 925-6341

FAX: (570) 925-5346

**LYNN DRESSLER
RECORDING/BILLING SECRETARY**

PHONE: (570) 864-3085

DATE: Aug. 16, 2006

TO: Col. Co. Sheriff Chamberlain 389-5625

FROM: Lynn D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Richard Karno
Acct # 30430

NUMBER OF PAGES: 2

Current balance due - 0 -

CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT NUMBER

#####

* ACCOUNT # ...: 030430 Normal

*

* Name KARRIS, MR. RICHARD

* Address

* Phone

*

* Install. Date.: 12/01/90

* Install Chrg.: 0.00

* Mem'ship Fee.: 0.00

* Penalty? Y/N.: Y

* Tax Code: EXEMPT

* Bank #/Acct ..: 0

#####

2D BILLING ADDRESS #####

3 Line 1 ..:

3 Line 2 ..: P O BOX 1339

3 City: LIGHTSTREET

3 State ...: PA Zip: 17839 CR RY:

#####

* 2D WATER #####

* 3 Rate...: 06 - RES WTR/SWK 3

* 3 3

* 3 Deposit: 0.00 3

* 3 Mtr SH.: 3

* 3 Route...: 0001 10: 3

* 3 3

* 3 Prev: 242000 - 07/24/06 3

* 3 Curr: Not Posted 3

* #####

* 2D BALANCE #####

* 3 Current ...: 0.00 3

* 3 Over 30 ...: 0.00 3

* 3 Over 60 ...: 0.00 3

* 3 Over 90 ...: 0.00 3

* 3 3

* 3 TOTAL DUE : 0.00 3

* #####

[R]=Breakdown [H]=History [T]=Transactions [N]=Note [J]=Prev/Next [ESC]=EXIT

FAX SHEET**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY****PHONE: (570) 925-6341
FAX: (570) 925-5346****LYNN DRESSLER
RECORDING/BILLING SECRETARY****PHONE: (570) 864-3085****DATE:** 8/7/06**TO:** Col. Co. Sheriff Chamberlain 389-5625**FROM:** Lynn D.**BENTON MUNICIPAL WATER AND SEWER AUTHORITY****RE:** Richard Karno
Our acct. # 30430**NUMBER OF PAGES:** 1

Current balance

Rs 392.63

FAX SHEET

U13-03

**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY**

PHONE: (570) 925-6341

FAX: (570) 925-5346

**LYNN DRESSLER
RECORDING/BILLING SECRETARY**

PHONE: (570) 864-3085

DATE: July 5, 2006

TO: Sheriff Chamberlain
Columbia Co. 389-5625

FROM: Lynn Dressler

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Update on Richard & Linda Karns
Acct. # 30430

NUMBER OF PAGES: 3

Balance as of This date \$202.50

[Illegible text]

FR=Free electron; [H]=with hydrogen; [C]=with carbon; [M]=metal; [F]=Fusion; [G]=Gas; [E]=Electron

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FEAR = 0.0000

BREAKDOWN OF CHARGES FOR MR. RICHARD KARCH

	Water	Utility	Other			Sales	Total
	Charge	Charge	Charge	Charge	Hydrant	Tax	CHARGES
Jul 05	9000	81.00	0.00	81.00	0.00	0.00	162.00
Aug 05	9000	81.00	8.10	81.00	0.00	0.00	170.10
Sep 05	8500	85.00	8.10	81.00	0.00	0.00	183.10
Oct 05	8000	85.00	7.20	81.00	0.00	0.00	151.20
Nov 05	12000	94.00	6.08	81.00	0.00	0.00	182.08
Dec 05	9000	81.00	8.78	81.00	0.00	0.00	170.78
Jan 6	12000	94.00	6.10	81.00	0.00	0.00	183.10
Feb 6	11000	90.00	8.78	81.00	0.00	0.00	179.78
Mar 6	11000	90.00	6.55	81.00	0.00	0.00	179.55
Apr 6	11000	90.00	8.55	81.00	0.00	0.00	179.55
May 6	11000	90.00	6.55	81.00	0.00	0.00	179.55
Jun 6	11000	171.00	0.00	81.00	0.00	0.00	252.00
tot	10000	1057.50	81.54	972.00	0.00	0.00	2013.04
AVE	10166						

Press [ANY KEY] to CONTINUE

FAX SHEET

**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY**

PHONE: (570) 925-6341

FAX: (570) 925-5346

**LYNN DRESSLER
RECORDING/BILLING SECRETARY**

PHONE: (570) 864-3085

DATE: June 21, 2006

TO: Sheriff Chamberlain 389-5625

FROM: Lynn Dressler

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Richard & Linda Korns
our acct # 30430

NUMBER OF PAGES: 2

— 0 —

balance as of this date.

CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT NUMBER

```

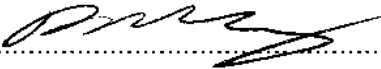
#####
: ACCOUNT # : 030430 Normal :ZD WATER :
: : : :Z Rate : 06 - RES WTR/SWR :
: : : :Z : :
: Name : EARNES, MR. RICHARD :Z : :
: Address : :Z Deposit : 0.00 :
: Phone : :Z Mtr SN : :
: : :Z Route : 0001 ID :
: : :Z : :
: Install Date : 12/01/90 :Z : :
: Install Chrg : 0.00 :Z Prev : 211000 - 05/24/06 :
: Membership Fee : 0.00 :Z Curr : Not Posted :
: Penalty? Y/N : N :Z : :
: Tax Code : EXEMPT :Z : :
: Bank #/Acct : 0 :Z : :
#####
:Z BILLING ADDRESS :
: Line 1 : :
: Line 2 : P O BOX 1339 :
: City : HIGH STREET :
: State : PA Zip : 17839 CR RT :
#####

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[K]=Breakdown [H]=History [T]=Transactions [N]=Note [I]=Prev/Next [ESC]=EXIT

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly, Publisher, 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 that day and on the attached notice May 31; June 7, 14, 2006 as printed and published; that the affiant is one of the officers or publisher 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.

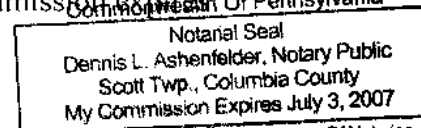


Sworn and subscribed to before me this 19th day of June 2006



(Notary Public)

My commission expires July 3, 2007 Commonwealth of Pennsylvania



And now, 20 Member, Pennsylvania Association of Notaries 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.

.....

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0965

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *S. B. F.* C. Date of Delivery *3/22/00*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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)

7004 1160 0005 9399 1009

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Robert C. Collier* C. Date of Delivery *MAR 22 2000*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0972

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Robert C. Collier* C. Date of Delivery *MAR 22 2000*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0972

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Robert C. Collier* C. Date of Delivery *MAR 22 2000*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0972

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Robert C. Collier* C. Date of Delivery *MAR 22 2000*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0972

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

4. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

5. Received by (Printed Name)

6. Date of Delivery

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Robert C. Collier* C. Date of Delivery *MAR 22 2000*

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.
☐ Restricted Delivery? (Extra Fee) ☐ Yes

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:

PA Dept. of Revenue
Dept. 1280040
Harrisburg, PA 17126

COMPLETE THIS SECTION ON DELIVERY

A. Signature
James J. Venduto

B. Received by (Printed Name) *James J. Venduto*

C. Date of Delivery
MAR 22 2006

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 1153

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

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:

Internal Revenue Service
PO Box 12051
Philadelphia, PA 19105

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Robert A. Collier

B. Received by (Printed Name) *Robert A. Collier*

C. Date of Delivery
MAR 23 2006

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 1016

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

43-03



FACSIMILE TRANSMITTAL SHEET

DATE: JUNE 19, 2006

TO: Columbia County Sheriff ATTN: Real Estate Dept. FAX NUMBER: 570-389-5625

TOTAL PGS W/COVER: 2

SENDER'S E-MAIL: sad@jsdc.com

FROM: Kimberly A. Bonner, Esq.

SENDER'S PHONE NUMBER:
717.533.3280 EXT.# 3030

Re: ESB v. Karna 430 Third St. property

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: JSDCINFO@JSDC.COM

JAMES SMITH DIETTERICK & CONNELLY LLP

Fax: 717.533.2795

P.O. BOX 660
HERSHEY, PA 17033Courier Address:
134 SIPE AVENUE
HUMMELSTOWN, PA 17036

TEL: 717.533.3280

WWW.JSDC.COM

June 19, 2006

Via Facsimile Only 570-389-5625Office 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 21, 2006 @ 9:00 a.m.**

Dear Sir or Madam:

Please consider this correspondence a formal to **continue** the Sheriff Sale scheduled for June 21, 2006 to September 20, 2006 at 9:00 a.m. in the above-referenced matters. Please announce this continuance at the June 21, 2006 sale.

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

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY LLP

Kimberly A. Bonner

kab@jsdc.com

KAB: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. SPADE
MATTHEW CHABAL, III
GREGORY K. RICHARDS
SUSAN M. KADEL
JARAD W. HANDELMAN
DONNA M. MULLIN
EDWARD P. SEEGER
NEIL W. YAHN
COURTNEY L. KISHEL
KIMBERLY A. DEWITT
JEFFREY M. MCCORMICKOF COUNSEL:
BERNARD A. RYAN, JR.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

EASTERN SAVINGS BANK, FSB.

VS.

LINDA KARNS

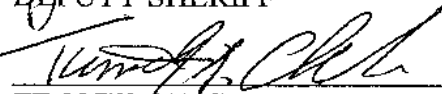
WRIT OF EXECUTION #43 OF 2003 ED

POSTING OF PROPERTY

May 11, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LINDA KARNS AT 430 THIRD STREET BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 12TH DAY OF MAY 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



P.O. BOX 650
HERSHEY, PA 17033

Courier Address:
134 SPIE AVENUE
HUMMELSTOWN, PA 17036

TEL. 717.533.2795

WWW.JSDCL.COM

May 25, 2006

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

RE: Eastern Savings Bank, FSB
vs.
Linda M. Karns
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

Enclosures

cc: Sheriff of Columbia County

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.
SCOTT A. DIETTERICK
JAMES F. SPADE
MATTHEW CHABAL, III
GREGORY K. RICHARDS
SUSAN M. KADEL
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DONNA M. MULLIN
EDWARD P. SEEBER
NEIL W. YAHN
COURTNEY L. KISHEL
KIMBERLY A. DEWITT
JEFFREY M. MCCORMICK

OF COUNSEL:
BERNARD A. RYAN, JR.

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:

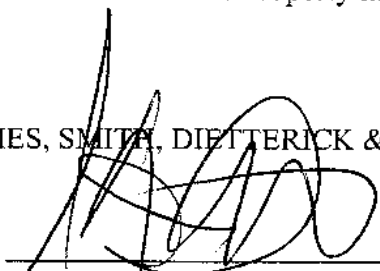
1. Defendant, Linda M. Karns, is record owner of the real property.
2. On or about March 20, 2006, Defendant, Linda M. Karns was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, personally by the Sheriff of Columbia County at 10 Park Street, Lightstreet, Pennsylvania. A true and correct copy of said Notice and Sheriff's Return are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about April 20, 2006, 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: 5/25/06

BY: 
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

25th day of May, 2006.



Notary Public

MY COMMISSION EXPIRES:

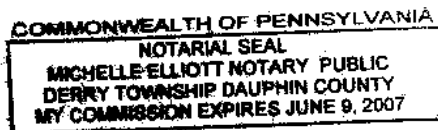


EXHIBIT “A”

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 389-6200

EASTERN SAVINGS BANK, FSB

Docket # 43ED2003

VS

MORTGAGE FORECLOSURE

LINDA M. KARNS

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 20, 2006, AT 8:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA KARNS AT 10 PARK ST., LIGHTSTREET BY HANDING TO LINDA KARNS, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 20, 2006

Wendy Westover
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

J. Carter
J. CARTER
DEPUTY SHERIFF

**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.:

**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 June 21, 2006 at 9:00 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:

430 Third Street, Benton, PA. 17814
Columbia County

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"

EXHIBIT “B”

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: 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 21, 2006 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.

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: 4/20/06

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)

LEGAL DESCRIPTION

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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.:

LINDA M. KARNs,

Defendant

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 21, 2006 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.

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: 4/20/06

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)

LEGAL DESCRIPTION

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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: 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 21, 2006 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.

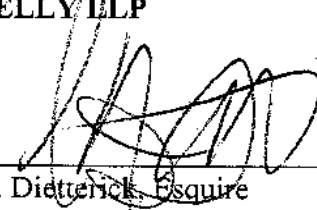
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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: 4/20/06

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)

LEGAL DESCRIPTION

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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.:

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 21, 2006 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.

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: 4/20/06

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)

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.:

LINDA M. KARNS,

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

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

on June 21, 2006 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.

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: 4/20/06

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)

LEGAL DESCRIPTION

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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: Remit Corporation
36 W. Main Street
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
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**JAMES, SMITH, DIETTERICK &
CONNELLY LLP**

Dated: 4/20/06

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)

LEGAL DESCRIPTION

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Exhibit "A"

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
Columbia County Tax Claim Bureau			
Columbia County Courthouse			
P.O. Box 380			
Bloomsburg, PA 17815			

PS Form 3817, January 2001

KARNS-BENTON

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
PA Department of Revenue			
P.O. Box 89010			
Harrisburg, PA 17105			

PS Form 3817, January 2001

KARNS-BENTON

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
J.R. Sands			
P.O. Box 283			
Benton, PA 17814			

PS Form 3817, January 2001

KARNS-BENTON

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
Internal Revenue Service			
Special Procedures Unit			
P.O. Box 12051			
Philadelphia, PA 19105			

PS Form 3817, January 2001

KARNS-BENTON

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received For	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
Columbia County Domestic Relations			
Columbia County Courthouse - Office			
P.O. Box 380			
Bloomsburg, PA 17815			

PS Form 3817, January 2001

KARNS-BENTON

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR PROVIDE FOR	James Smith Dietterick & Connelly LLP		
Received For	ATTN: Shelly Elliott		
	P.O. Box 650		
	Hershey, PA 17033		
One piece of ordinary mail addressed to:			
Remit Corporation			
36 W. Main Street			
Bloomsburg, PA 17815			

PS Form 3817, January 2001

KARNS-BENTON

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

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

EXECUTION NUMBER

2003CV19

DATE OF SALE

06/21/2006

AMOUNT

\$2,731.62

MR TIMOTHY T CHAMBERLAIN
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 - \$2,731.62

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	\$2,731.62
TOTAL:			\$2,731.62

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 28 day of, April 2006

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-5300

EASTERN SAVINGS BANK, FSB

Docket # 43ED2003

VS

MORTGAGE FORECLOSURE

LINDA M. KARNS

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 20, 2006, AT 8:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA KARNS AT 10 PARK ST., LIGHTSTREET BY HANDING TO LINDA KARNS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

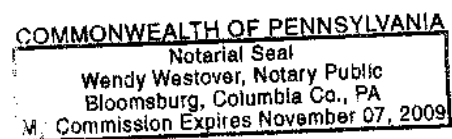
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 20, 2006

Wendy Westover
NOTARY PUBLIC



J. Arter
J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2006

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNs
ATTORNEY FIRM JAMES, SMITH, DIETTERICK & CONNELLY, LLP

PERSON/CORP TO SERVED
JR SANDS
PO BOX 283
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ELANOR

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 3-23-6 TIME 1715 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

3-20-6 0945 ARTER CARD

3-22-6 1325 ARTER CARD

DEPUTY _____

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2006

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS
ATTORNEY FIRM JAMES, SMITH, DIETTERICK & CONNELLY, LLP

PERSON/CORP TO SERVED
REMIT CORPORATION
36 W. MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LAURINDA VOELCKER

RELATIONSHIP Attorney IDENTIFICATION _____

DATE 3-20-6 TIME 1435 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) _____

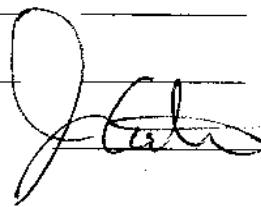
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-20-6