

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: Columbia County 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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

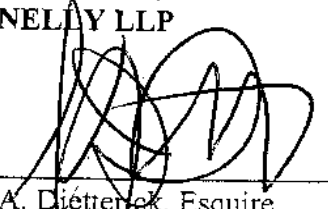
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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

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

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

Dated: 11/2/00

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

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.:

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: 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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

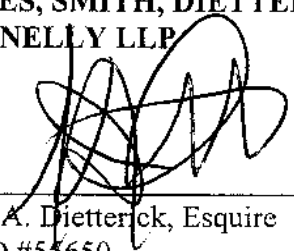
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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

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

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

Dated: 11/21/00

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

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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



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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: 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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

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

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

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

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

Dated: 1/12/00

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.:

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: 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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

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

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

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

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

Dated: 1/21/04

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 29

v.

Execution No.:

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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



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

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CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: Dept of Revenue  
PA Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

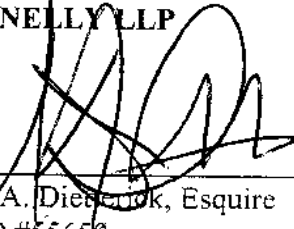
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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

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

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

Dated: 11/2/04

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 29

v.

Execution No.:

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendants

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

TO: Commonwealth of PA  
Dept of Welfare  
P.O. Box 2675  
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 February 7, 2007 at 9:30 a.m., the following described real estate which Linda M. Karns and Richard L. Karns are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

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

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

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

EASTERN SAVINGS BANK, FSB,

Plaintiff,

vs.

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

Defendants.

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

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

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

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

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

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

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

Dated: 1/12/10

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 29

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

Execution No.:

Defendant(s)

**LEGAL DESCRIPTION**

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**PARCEL NO. 2:**

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



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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

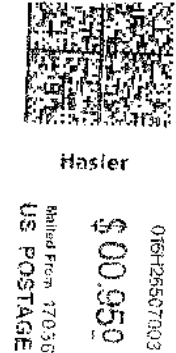
BEING the same premises which Gustav V. Detterbeck and Johanna Detterbeck, a/k/a Johanna K. Detterbeck, his wife, by their Deed dated January 6, 1998 and recorded January 6, 1998, in and for Columbia County, in Deed Book 675, Page 917, granted and conveyed unto Richard L. Karns and Linda M. Karns, his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

Exhibit "A"

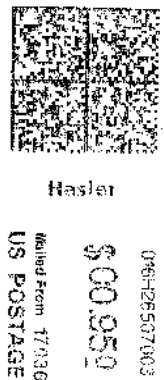
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Internal Revenue Service  
40 Spring Procedures Unit  
PO Box 12051  
Philadelphia PA 19105  
PS Form 3817, January 2001  
Karns



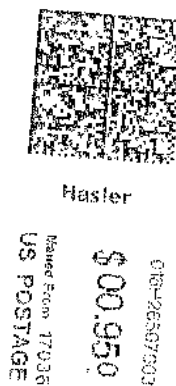
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Remit Corporation  
35 W. Main Street  
Blumensburg PA 17815  
PS Form 3817, January 2001  
Karns



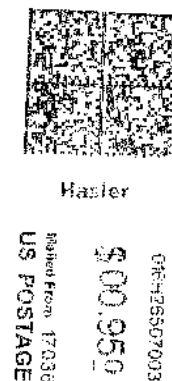
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
PA Dept of Revenue  
PO Box 8901  
Harrisburg PA 17105  
PS Form 3817, January 2001  
Karns



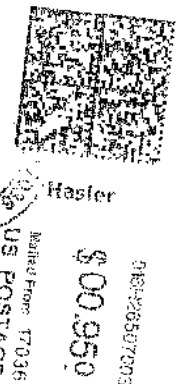
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
PO Box 380  
Harrisburg PA 17105  
PS Form 3817, January 2001  
Karns



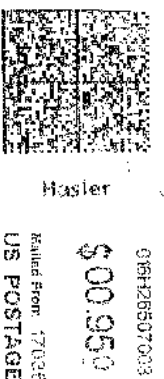
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
J R Sands  
PO Box 283  
Benton PA 17814  
PS Form 3817, January 2001  
Karns



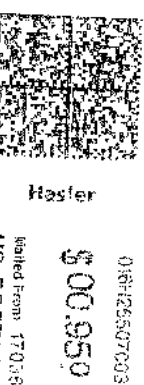
U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Community PA  
Dept of Welfare  
PO Box 2675  
Harrisburg PA 17105  
PS Form 3817, January 2001  
Karns



U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Columbia County Domes & Relations Office  
Columbia County Courthouse  
PO Box 380  
Blumensburg PA 17815  
PS Form 3817, January 2001  
Karns



U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE  
James Smith Dietterick & Connelly LLP  
ATTN: Shelly Elliott  
P.O. Box 650  
Hershey, PA 17033  
One piece of ordinary mail addressed to:  
Dept of Revenue  
PA Inheritance Tax Division  
Dept 280601  
Harrisburg PA 17122-0601  
PS Form 3817, January 2001  
Karns



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 7 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED

REMIT CORPORATION

36 W. MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON BRIAN REAMER

RELATIONSHIP LEGAL ASSISTANT IDENTIFICATION \_\_\_\_\_

DATE 2 NOV 06 TIME 0825 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

B. A. Carroll

DATE

2 NOV 06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/20/2006

SERVICE# 11 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON LESLIE H. LEVAN

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 2 NOV 06 TIME 0850 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

B. A. Carroll

DATE 2 NOV 06

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 11/02/2006

Fee: \$5.00

Cert. NO: 2630

KARNS RICHARD L & LINDA M  
P O BOX 327  
BENTON PA 17814

District: STILLWATER BORO  
Deed: 0294 -0094  
Location:  
Parcel Id:33 -01 -006-00,000

Assessment: 110,069  
Balances as of 11/02/2006

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

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/20/2006

SERVICE# 14 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB. MILLER

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

DATE 2 NOV 06 TIME 0800 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

[Signature]

DATE

2 NOV 06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 10 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED

LINDA ROBBINS-TAX COLLECTOR

48 WESLEY STREET

STILLWATER

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LINDA ROBBINS - TAX COLLECTOR

RELATIONSHIP ~~DEFENDANT~~ TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 1 NOV 06 TIME 1430 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

1 NOV 06 1045 Carroll N.A. L. CARD

DEPUTY

C. A. Carroll

DATE

1 NOV 06

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) 784-4300

EASTERN SAVINGS BANK, FSB

Docket # 8ED2004

VS

MORTGAGE FORECLOSURE

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

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 26, 2006, AT 3:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD KARNS AT 10 PARK STREET, LIGHTSTREET BY HANDING TO LINDA KARNS, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

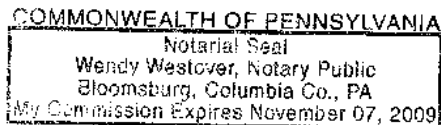
*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, OCTOBER 27, 2006

*Wendy Westover*  
NOTARY PUBLIC

X *C. P. Carroll*  
C. CARROLL  
DEPUTY SHERIFF





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) 784-4300

EASTERN SAVINGS BANK, FSB

Docket # 8ED2004

VS


MORTGAGE FORECLOSURE

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

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 26, 2006, AT 3:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA KARNS AT 10 PARK STREET, LIGHTSTREET BY HANDING TO LINDA KARNS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, OCTOBER 27, 2006

  
\_\_\_\_\_  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

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

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
C. CARROLL  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 1 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA KARNs	MORTGAGE FORECLOSURE
430 THIRD ST.	
BENTON	

SERVED UPON LINDA M. KARNs

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

DATE 10/26/06 TIME 1525 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

T. Chamberlain

DATE

10/26/06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 2 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

DEFENDANT LINDA M. KARNS  
RICHARD L. KARNS  
THE UNITED STATES OF AMERICA  
ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED
RICHARD KARNS
430 THIRD ST.
BENTON

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON LINDA M. KARNS

RELATIONSHIP WIFE OF DEFENDANT IDENTIFICATION \_\_\_\_\_

DATE 10/26/06 TIME 1525 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

B. G. Carroll

DATE 10/26/06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 4 - OF - 17 SERVICES  
DOCKET # 8ED2004

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

ATTORNEY FIRM JAMES, SMITH, DURKIN & CONNELLY LLP

PERSON/CORP TO SERVED
JR SANDS
PO BOX 283 (253 CENTER ST.)
BENTON

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ELEANOR F. SANDS

RELATIONSHIP WIFE OF JR. SANDS IDENTIFICATION \_\_\_\_\_

DATE 10/26/06 TIME 1455 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

C. D. Carroll

DATE

10/26/06

# REAL ESTATE OUTLINE

ED # 8-121

DATE RECEIVED 1-2-07  
DOCKET AND INDEX 8-2-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 1500.00 ✓ CK# 60573

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

SALE DATE Feb. 7, 07 TIME 0930  
POSTING DATE Jan. 5, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan. 15  
2<sup>ND</sup> WEEK 30  
3<sup>RD</sup> WEEK Feb. 12

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2004 ED AND CIVIL WRIT NO. 29 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' 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 THOSE THREE CERTAIN pieces, parcels and tracts of land situate in The Borough of Stillwater, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53 minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No.487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No.1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

**PARCEL NO. 3:**

BEGINNING at a point on the Easterly right-of-way of Pennsylvania-State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning. CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling. BEING TAX PARCEL NO. 33-01-006

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

## **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  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2004 ED AND CIVIL WRIT NO. 29 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' 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:

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**PARCEL NO. 2:**

BEGINNING at an iron pin on the Eastern right-of-way of Pennsylvania Traffic Route 487 and common corner with lands now or formerly of Gustav A. and Johanna Detterbeck; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along said Detterbeck, North 64 degrees 27 minutes 07 seconds East, 197.13 feet to an iron pin; Thence along same, North 52 degrees 57 minutes 38 seconds West, 167.51 feet to a point in line of lands now or formerly of Bennie F. Naunczek; Thence along said Naunczek, North 64 degrees 27 minutes 07 seconds East, 67.59 feet to an iron pin corner in line of lands now or formerly of Charles D. Roberts Company; Thence along said Roberts, South 52 degrees 57 minutes 38 seconds East, 188.47 feet to a point; Thence along lands now or formerly of Karns, South 51 degrees 53 minutes 00 seconds West, 168.52 feet to a point marked by a rebar; Thence South 28 degrees 07 minutes East, 27 feet to a rebar set; Thence South 61 degrees 53 minutes 00 seconds West, 97.7 feet to a rebar set in the Eastern right-of-way of Route No.487; Thence along said right-of-way, North 33 degrees 05 minutes 35 seconds West, 58.1 feet to the place of beginning. CONTAINING 19,415 square feet and being designated as Lot No.1 on a survey draft prepared by Frank E. Beishline, PLS, which appear of record in Columbia County Map Book 6, Page 215.

**PARCEL NO. 3:**

BEGINNING at a point on the Easterly right-of-way of Pennsylvania-State Legislative Route 339 (Traffic Route 487) leading from Orangeville to Benton, said point being the Northwest corner of lands now or formerly of Gustav A. and Johanna K. Detterbeck; Thence along the Easterly right-of-way of said Traffic Route 487, North 37 degrees 05 minutes West 117.14 feet to a point; Thence through other lands now or formerly of Bennie G. and Judith K. Naunczek and crossing a sixty foot wide Reading Railroad right-of-way (abandoned) North 60 degrees 20 minutes East 375.00 feet to a point; Thence through same, South 37 degrees 05 minutes East 117.14 feet to a point on the Northerly line of lands now or formerly of Allen, Jr. and Eleanor R. Buck; Thence along the Northerly line of lands of said Buck and the Northerly line of lands of the aforementioned Detterbeck and crossing the aforementioned abandoned right-of-way, South 60 degrees 20 minutes West 375.00 feet to the place of beginning. CONTAINING 1.0 acre of land in all.

BEING KNOWN AS R. R. #1, Route 487, Stillwater, PA 17814, IMPROVED with a single family dwelling. BEING TAX PARCEL NO. 33-01-006

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



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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

**REISSUED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.: 2004-ED-8

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	\$188,945.39
Interest from <u>2/25/03</u> to date of sale	<u>\$111,937.44</u>
<b>Total</b>	<b>\$300,882.83, plus costs to be added</b>

Date: 10/16/04

SEAL

Prothonotary of Columbia County

BY: Elizabeth A. Barron, Dep.  
DERUTY

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendant(s)

**LEGAL DESCRIPTION**

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

PARCEL NO. 1:

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

PARCEL NO. 2:

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

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PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

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

**REISSUED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.: 2004-ED-8

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

Defendant(s)

To the Sheriff of Columbia County:

To satisfy judgment, interest and costs in the above matter, you are directed to levy upon  
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<b>Total</b>	<b>\$300,882.83, plus costs to be added</b>

Date: 10/16/04

Prothonotary of Columbia County

SEAL

BY: Fanni B. Kline

DEPUTY

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

Defendant(s)

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PARCEL NO. 3:

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

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OF COLUMBIA COUNTY, PENNSYLVANIA**

**REISSUED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

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Execution No.: 2004-ED-8

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Date: 10/16/06

SEAL

Prothonotary of Columbia County

BY:

Tami B. Kline  
DEPUTY



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OF COLUMBIA COUNTY, PENNSYLVANIA**

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.:

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

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.: 2004-ED-8

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

Defendant(s)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Reissued Praecipe for Writ of Execution was filed the following information concerning the real property located at Rural Route 1, Route 487, Stillwater, Columbia County, PA 17878:

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

LINDA M. KARNS	430 Third Street Benton, PA 17814
----------------	--------------------------------------

RICHARD L. 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
----------------	--------------------------------------

RICHARD L. KARNS	430 Third Street Benton, PA 17814
------------------	--------------------------------------

THE UNITED STATES OF AMERICA	c/o Joseph J. Terz, Esquire, Asst. U. S. Attorney U. S. Attorney's Office Middle District of PA Federal Building 3 <sup>rd</sup> & Walnut Sts., Suite 1162 Harrisburg, PA 17108
------------------------------	---

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
REMIT CORPORATION	36 W. Main Street Bloomsburg, PA 17815

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:

DEPT OF REVENUE	PA Inheritance Tax Division Dept. 280601 Harrisburg, PA 17128-0601
COMMONWEALTH OF PA	Dept of Welfare P.O. 2675 Harrisburg, PA 17105

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 RELATIONS OFFICE	Columbia County Courthouse 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: 10/10/04

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.

Docket No.: 2003 CV 29

Execution No.: 2004-ED-8

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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

**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No: 2004-ED-8

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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**PARCEL NO. 2:**

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



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PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 29

v.

Execution No.: 2004-ED-8

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

Defendant(s)

**LEGAL DESCRIPTION**

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

**PARCEL NO. 1:**

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**PARCEL NO. 2:**

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

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

: CHAPTER 13

RICHARD LEE KARNS,

: CASE NO.: 06-51384

Debtor.

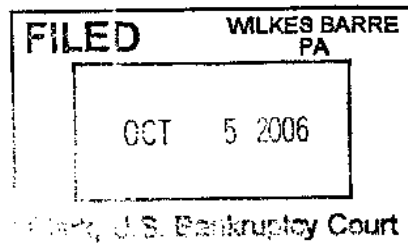
EASTERN SAVINGS BANK, FSB,

Movant.

and

RICHARD LEE KARNS and CHARLES J.  
DEHART, CHAPTER 13 TRUSTEE,

Respondents.



**ORDER OF COURT**

AND NOW, to wit, this 5th day of October, 2006, upon consideration of the Motion for Relief from Stay filed by Eastern Savings Bank, FSB ("Eastern"), it is hereby **ORDERED, ADJUDGED AND DECREED**, that the Automatic Stay as it affects the interest of Eastern in the Benton Property and Stillwater Property (as defined in Eastern's Motion for Relief) is terminated and the Automatic Stay of any other bankruptcy filed by the Debtor, the Non-Filing Co-Debtor Linda M. Karns, or any other debtor within two (2) years of the date of this Court's Order will not be effective as to Eastern's interest in the Benton Property or Stillwater Property.

BY THE COURT:

A handwritten signature in black ink, appearing to be "J. DeHart", written over a horizontal line.

J.

cc: Scott A. Dietterick, Esquire - P.O. Box 650, Hershey, PA 17033  
Charles J. DeHart, III, Chapter 13 Trustee, - P.O. Box 410 Hummelstown, PA 17036  
Richard Lee Karns - 10 N. Park Street, Bloomsburg, PA 17815

PROFICUOTARY  
2006 OCT 18 A 11:45  
CLERK OF COURT'S OFFICE  
COURT OF PENNSYLVANIA



P.O. BOX 650  
HERSHHEY, PA 17033

Courier Address:  
134 SIPE AVENUE  
HUMMELSTOWN, PA 17036

TEL: 717.533.3280

WWW.JSDC.COM

October 16, 2006

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

**RE: Eastern Savings Bank, FSB.**

**vs.**

**Linda M. Karns, Richard L. Karns and The United States of America**  
**Docket No. 2003 CV 29**

**Our File No. 01-3184**

**Writ of Execution (Mortgage Foreclosure)**

Dear Ms. Kline:

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

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

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

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

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  
JARED W. HANDELMAN  
DONNA M. MULLIN  
EDWARD P. SEEBER  
NEIL W. YAHN  
COURTNEY L. KISHEL  
KIMBERLY A. DEWITT  
JEFFREY M. MCCORMICK

OF COUNSEL:  
BERNARD A. RYAN, JR.

October 16, 2006

Page 2 of 2

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

Sincerely,

JAMES, SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dietterick

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

SAD:mse

enclosures

cc: Sheriff of Columbia County (w/encl)

Mary Romans, Eastern Savings Bank

(Loan #5121273568 – RT 487/Stillwater)

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

: CHAPTER 13

RICHARD LEE KARNS,

: CASE NO.: 06-51384

Debtor.

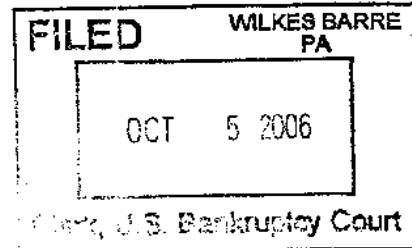
EASTERN SAVINGS BANK, FSB,

Movant.

and

RICHARD LEE KARNS and CHARLES J.  
DEHART, CHAPTER 13 TRUSTEE,

Respondents.



**ORDER OF COURT**

AND NOW, to wit, this 5th day of October, 2006, upon consideration of the Motion for Relief from Stay filed by Eastern Savings Bank, FSE ("Eastern"), it is hereby **ORDERED, ADJUDGED AND DECREED**, that the Automatic Stay as it affects the interest of Eastern in the Benton Property and Stillwater Property (as defined in Eastern's Motion for Relief) is terminated and the Automatic Stay of any other bankruptcy filed by the Debtor, the Non-Filing Co-Debtor Linda M. Karns, or any other debtor within two (2) years of the date of this Court's Order will not be effective as to Eastern's interest in the Benton Property or Stillwater Property.

BY THE COURT:

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J.

cc: Scott A. Dietterick, Esquire - P.O. Box 650, Hershey, PA 17033  
Charles J. DeHart, III, Chapter 13 Trustee, - P.O. Box 410 Hummelstown, PA 17036  
Richard Lee Karns - 10 N. Park Street, Bloomsburg, PA 17815

CLERK OF U.S. DISTRICT COURT  
MIDDLE DISTRICT OF PENNSYLVANIA  
HARRISBURG, PA

OCT 18 11:46

RECEIVED

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.:

CLERK OF COURT  
COLUMBIA COUNTY, PA  
JUDICIAL OFFICE  
2003

2003 OCT 18 A 11:46

PROHIBITION

*2004-ED. 8*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Reissued Praecipe for Writ of Execution was filed the following information concerning the real property located at Rural Route 1, Route 487, Stillwater, Columbia County, PA 17878:

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

LINDA M. KARNS

430 Third Street  
Benton, PA 17814

RICHARD L. 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

RICHARD L. KARNS

430 Third Street  
Benton, PA 17814

THE UNITED STATES OF AMERICA

c/o Joseph J. Terz, Esquire,  
Asst. U. S. Attorney  
U. S. Attorney's Office  
Middle District of PA  
Federal Building  
3<sup>rd</sup> & Walnut Sts., Suite 1162  
Harrisburg, PA 17108

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
REMIT CORPORATION	36 W. Main Street Bloomsburg, PA 17815

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
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COMMONWEALTH OF PA	Dept of Welfare P.O. 2675 Harrisburg, PA 17105

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 RELATIONS OFFICE	Columbia County Courthouse 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: 10/16/06

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.:

*2004-ED-8*

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**PARCEL NO. 2:**

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 29

Execution No.: 2004-ED-8

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

Defendant(s)

**LEGAL DESCRIPTION**

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

PARCEL NO. 1:

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

PARCEL NO. 2:

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

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

PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: Eastern Savings Bank, FSB

DEFENDANT(S): Linda M. Karns, Richard L. Karns and The United States of America

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: 12/14/06

JAMES, SMITH, DIETTERICK & CONNELLY LLP

BY: \_\_\_\_\_

  
Scott A. Dietterick, Esquire  
Attorneys 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 29

v.

Execution No.: *2004-ED-8*

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

Defendant(s)

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

Linda M. Karns  
430 Third Street  
Benton, PA 17814

TAKE NOTICE:

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

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

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

The LOCATION of your property to be sold is:

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

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

No.: 2003-CV-29

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

Linda M. Karns and Richard L. Karns

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

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

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

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

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



THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

Scott A. 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 29

v.

Execution No.:

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

Defendant(s)

**LEGAL DESCRIPTION**

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

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PARCEL NO. 3:

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

CONTAINING 1.0 acre of land in all.

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

BEING TAX PARCEL NO. 33-01-006

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

**Exhibit "A"**

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: Eastern Savings Bank, FSB

DEFENDANT(S): Linda M. Karns, Richard L. Karns and The United States of America

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

SERVE AT: 430 Third Street, Benton, PA 17814

Sir: **Please serve the Defendant, Richard L. Karns, OR an adult member of the family with whom he 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

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
Scott A. Dietterick, Esquire  
Attorneys 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 29

v.

Execution No.: *2004-ED 5*

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

Defendant(s)

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

SS:

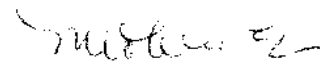
COUNTY OF DAUPHIN

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 and Richard L. 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 16th day of Feb, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MICHELLE ELLIOTT NOTARY PUBLIC  
DERRY TOWNSHIP DAUPHIN COUNTY  
MY COMMISSION EXPIRES JUNE 9, 2007

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.: *2004-ED-8*

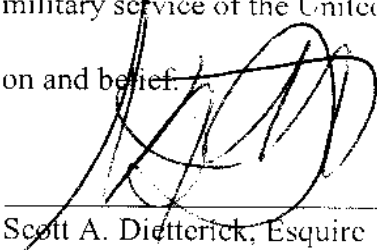
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

SS:

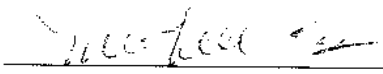
COUNTY OF DAUPHIN

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 16th day of October, 2006.

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MICHELLE ELLIOTT NOTARY PUBLIC  
DERRY TOWNSHIP DAUPHIN COUNTY  
MY COMMISSION EXPIRES JUNE 9, 2007

My Commission Expires:

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

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

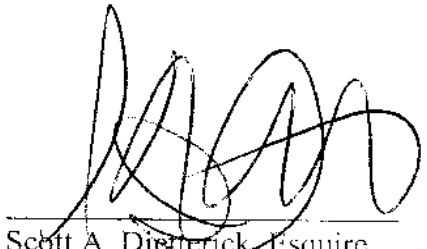
Defendant(s)

Docket No.: 2003 CV 29

Execution No.: 2004-ED. 8

**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. Dieterick, Esquire  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

JAMES SMITH DIETRICK & CONNELLY LLP

OPERATING ACCOUNT

P.O. BOX 660

HERSHEY, PA 17033

PH 717-533-8280

MID PENN BANK  
MILLERSBURG, PA 17061

BO-880313

60573

NUMBER  
60573

AMOUNT  
1500.00

DATE  
10/17/2006

One thousand five hundred and NO/100

PAY TO THE  
ORDER  
OF

Columbia County Sheriff

VOID AFTER 6 MONTHS

*Debrae Day*  
AUTHORIZED SIGNATURE

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

⑈060573⑈ ⑈031308807⑈ 9504150⑈



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

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

BEING TAX PARCEL NO. 33-01-006

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

Defendant(s)

Docket No.: 2003 CV 29

Execution No.: 2004-ED-8

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

BEING TAX PARCEL NO. 33-01-006

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

Exhibit "A"