COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NATIONAL ASSOC. VS.	B KAREEN KARNS	
NO. 64-2021 ED	NO. 723-2021 .	JD
DATE/TIME OF SALE: JANUARY 2	26, 2022 AT 9:00 AM	
BID PRICE (INCLUDES COST)	\$ 2716.45	
POUNDAGE – 2% OF BID	\$ 54.33	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 2776,78
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:PURCHASER(S) SIGNATURE(S):		elle
		2774 78
TOTAL DUE:		\$ 2776.78 \$ 1356,00
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	DAYS	\$ 1420.78

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOC

<u>Defendant</u>

VS.

B. KAREEN KARNS

Attorney for the Plaintiff:

KML LAW GROUP, P.C. 701 MARKET STREET PHILADELPHIA, PA 19106 Sheriff's Sale Date: Wednesday, January 26, 2022

Writ of Execution No.: 2021CV723

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 160 MILL STREET, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$54.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,600.70
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$225.00
Service Mileage		\$40.00
Distribution Form		\$25.00
Copies		\$7.50
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$270.00
	Total Sheriff Costs	\$2,644.70

Distribution Costs

Recording Fees	\$7	
	Total Distribution Costs	\$71.75

Grand Total: \$2,716.45

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 255183 Customer: Invoice Date: 04/28/2022 8:29:41 AM

Last Change:

RECEIPT Receipt By: WALK-IN Reg/Drw ID: 0102

By: CSD

SHERIFF Municipality Chg # Charge / Payment / Fee Description Amount Inst # / Inst Date 1 DEED \$71.75 202204059 **BENTON BORO** Grantor - KARNS, KAREEN 04/28/22 8:29:43 AM Grantee - U S BANK Consideration -\$2,770.78 Tax Basis -\$0.00 Return Via - MAIL Fees Summary: STATE WRIT TAX \$0.50 JCS/ACCESS TO JUSTICE \$40.25 AFFORDABLE HOUSING \$13.00 RECORDING FEES - RECORDER \$13.00 RECORDER IMPROVEMENT FUND \$3.00 COUNTY IMPROVEMENT FUND \$2.00 Inst Info: SHERIFF'S DEED \$71.75 **TOTAL CHARGES PAYMENTS** CHECK: 9099 - SHERIFF \$71.75 **TOTAL PAYMENTS** \$71.75 AMOUNT DUE \$71.75 **PAYMENT ON INVOICE** (\$71.75)**BALANCE DUE ON INVOICE** \$0.00

KML LAW GROUP, P.C.

Suite 5000 The Lits Building 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.com

February 4, 2022

SHERIFF OF COLUMBIA COUNTY Real Estate Division Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST

2021-NR2 Mortgage Backed Notes, Series 2021-NR2 vs. B. KAREEN KARNS

Sale Book/Writ No.: /

Docket Number: 2021-CV-723 / 2021-ED-64

Sale Date: 01/26/2022

Property Address: 160 Mill Street Benton, PA 17814

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at <u>postsale@kmllawgroup.com</u> or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.

Chelsea Ulmer, Legal Assistant Post Sale Department 215-825-6344 (Direct Phone) 267-515-5649 (Fax) culmer@kmllawgroup.com

Enclosed: (if applicable)	
Sheriff's Costs Sheet showing Balance Due of \$	
KML Check Number	
Settlement Amount(s) \$	
Loan Type CONVENTIONAL	
KML# <u>179139FC</u>	



REV-183

Bureau of IndIvIdual Taxes Po Box 280603 HarrIsBurg, Pa 17128-0603

REALTY TRANSFER TAX

1830019105

STATEMENT OF VALUE COMPLETE EACH SECTION

State Tax Paid:		
Book:	Page:	
Instrument Number		

	the Secretary and a second of the second of the second			The state of the s			
	TRANSFER DATA		The second bear	Land and Market Land	productive sections of the section of	unt W	AL WAR
Date	of Acceptance of Document						
Grantor(s)/Lessor(s) Telephone Number		Grantee(s)/Lessee(s)	A i - 4i *		one Number		
	RIFF OF COLUMBIA COUNTY g Address	(5/0)	389-5622	U.S. Bank National Mailing Address	Association*	(215)	627-1322
	Box 380		-	8950 Cypress Water	ers Boulevard		
City		State	ZIP Code	City		State	ZIP Code
B100	msburg	PA	17815	Coppell		TX	75019
SEC	TION II REAL ESTATE LOCA	TION	Salaran Salara	I was to be a first			
	Address Mill Street			City, Township, Borough Benton – Borough			
Count Colu			District on Area		Tax Parcel Number 02-03-025		
SEC	TION III VALUATION DATA					485	
Was t	ransaction part of an assignment or relocation	on? \subset	O YES 🌑	NO		10.0% SA 40.	i ne seletjaj. Problektios
1. Act 2,71	ual Cash Consideration 5.46	2. Other Consideration + 0.00			3. Total Consideration = 2,716.45		
	unty Assessed Value 04.00	5. Com x 5	mon Level Ratio .18	Factor	6. Computed Value = 103,620.72		
SEC	TION IV EXEMPTION DATA	Refer to	Instructions fo	r exemption status.	erika di karan da ka Karan da karan da ka	24. July	e Miester de La
1a. Ar \$	nount of Exemption Claimed 103,620.72			or's Interest in Real Estate	The state of the s		est Conveyed
2. Fill	in the Appropriate Oval Below for Exemp	otion Cla	aimed.				70
0	Will or intestate succession.						
_	Transfer to a trust (Attack a small to		(Name of I	,	(Esta	ite File N	lumber)
	Transfer to a trust. (Attach complete copy						
0	Transfer from a trust. (Attach complete cop Transfer between principal and agent/strav				tu agroomont \		
0	Transfers to the commonwealth, the U.S. a					ation	
_	(If condemnation or in lieu of condemnatio	n, attach	copy of resoluti	on.)	non or in hea or condenna	auon.	
	Transfer from mortgagor to a holder of a m						
	Corrective or confirmatory deed. (Attach co				med.)		
0	Statutory corporate consolidation, merger			,			
0	Other (Provide a detailed explanation of ex	kemption	claimed. If more	e space is needed attach a	additional sheets.)		
	*not in its individual capacity but s 2021-NR2	olely a	s Trustee for	the CIM TRUST 202	1-NR2 Mortgage Bac	ked No	otes, Series

SECTION V	CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:						
Name KML Law Group	o, P.C.		Telephone Number (215) 627-1322				
	et, Suite 5000 BNY Independence Center	State ZIP Code PA 19106					
Under penalties of law, I d	eclare that I have examined this statement, including accompanyi	ng information, and to the best of my know	ledge and belief, it is true, correct and complete.				
Signature of Corresp	ondent or Responsible Party Stephanie a Valgar	P	Date 2/11/22				
EARLING TO COMPLET	E TITO PODIL BRODERINI OR 1-1-1 011						

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



1830019105



64-21

SHERIFF'S SALE COST SHEET

173-	91	رV
173	Q1	

		V			
NO	ED NO.		ID DATE/TIN	ME OF SALE_	
DOCK	KET/RETURN		\$15.00		
	ICE PER DEF.		\$ 225,00		
	(PER PARCEL		\$15.00		
	ING COSTS		\$54,00		
	ERTISING SALE BILI	S & COPIES	\$17.50		
	ERTISING SALE (NEV		\$15.00		
MILE	•	W SI I II LIK)	\$ 40,00		
	ING HANDBILL		\$15.00	8	
	NG/ADJOURN SALE		\$10.00		
	IFF'S DEED		\$35.00		
	ISFER TAX FORM		\$25.00		
	RIBUTION FORM		\$25.00		
COPIE			\$7,50		
NOTA	· ·				
110111	TOTA	L ********	\$ <u> 0;00</u> *******	\$ 509,00	
					_
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	S ENTERPRISE INC.		\$ 1600,70		
SOLIC	CITOR'S SERVICES		\$100.00	4 06 113	
	TOTA	L ********	*****	\$ 1850,70) -
PRAT	ΗΛΝΩΤΔΡΥ (ΝΩΤΔΙ	2V)	\$10.00		
RECO	RDER OF DEEDS	XI)	\$71.75		
RECO	HONOTARY (NOTAI RDER OF DEEDS TOTA	L ********	********	\$ 81,75	
				*	⇒
REAL	ESTATE TAXES:				
	BORO, TWP & COU		\$		
	SCHOOL DIST.	20	\$		
	DELINQUENT	20	\$ 5,00	_	
	TOTA	_ *******	******	\$ 5,00	€
MIINI	CIPAL FEES DUE:				
1110111	SEWER	20	•		
	WATER	20	\$		
			Φ*********	\$ -0-	
	HARGE FEE (DSTE)			\$ 270,00	-
MISC.			\$		
9		 3	\$		
	TOTAL	_ *******	******	\$	<u>.</u>
	ΤΩΤΔΊ	COSTS (OP)	ENING RID)		\$ 2716.45
	10171	2 22212 (01)			Ψ Ψ 1, Ψ 1

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 215-627-1322

FILED PROTHONOTARY

Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021.

NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper

8950 Cypress Waters Boulevard

Coppell, TX 75019

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

OUNTYP

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

160 Mill Street
Benton, PA 17814 - Vacant Posted 11/24/21

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

B. KAREEN KARNS 588 Bowmans Mill Road Millville, PA 17846

2. Name and address of Defendant(s) in the judgment:

B. KAREEN KARNS 588 Bowmans Mill Road Millville, PA 17846

- 11/24/21 AIC Clay Morris

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY

PO Box 380

Bloomsburg, PA 17815

11/22/21 - Shelley Feither

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

Cert. Mail

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

Cert. Mai

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Sarah Kile being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHENETS GALE. By Virtue of a Well of Execution Blaz page Experience with No. 2021 DV22 N	Ad Text: Kareen Karns Sale
Instant not of the Court of Common Plans of Chalmbire County, Personyhamia and the red directed. I will expose the following clearfied property at public sale at the Colambia County Courtness in the Town of Bicconstung County of Colambia. Commonwealth of Pensystems on US Town of Bicconstung County of Colambia. Commonwealth of Pensystems on US Town of Bicconstung County of Colambia. WESWESTAN, JAMAJARY 29, 2022 WESWESTAN, JAMAJARY 29, 2022	Date(s) Published: 1/5/2022, 1/12/2022, 1/19/2022
All parties in interest and obtained are forther notified that a preposed exhaulde of distribution will be at this in the Siret's Office related that they (30) deposition the date of the said any property to get forecarded, and destructure of the proceeds will also of the said any property to get forecarded, and destructure of the proceeds will be seen to be sufficient to the said of	\leq \mathcal{A}
ALTHAT CERTA Nic. of land since similar Borough of Benton, County of Countries and State of Homey various countries and determines as officed in well.	The state of the s
BIGNING strangulation the State Manuflation to by large new or formatly on litting Gorbana and the State Manuflation and per commercy the national.	
THENCE by ands now or formaty of JU. Nather and Boonsoum & Schivan R.R. Company, most Record Company such 24 degrees 62 1/2 lost to an non-phriconnect.	Sworn and subscribed to before me
TIING by learning cover the monthly on I berry Cipbons were this 64 pageness are en "454-1/25 baset to entire pin comes;	this day of January 2022
THENCELy the Sale Readman in 3 degrees, 15 minutes easi 60 1/2 feet to the place of beginning, cook with a proceed a preserve target sw	No De Car
The Document May And Sal, Coruse, Borotes; Innaires Orlineas The The To The Coal And Rejind O'Support, Indianeers The Surious and Described Orlineas: To Heave, Aster The Doves O'Owness O'S soul: Our May Have The Coruston Linguil Tight To Remove Ali O'Sub-Coal Ann. 11 a Coruston During May See, 15 the Suitase	Slaun W. Star (Shaun H. Starr)
Of the Lanc Art Arty Hause, All lang & Other Statume Of their Stat and I notice a soo OH in a Notice Date. Not the Englishment OH Medity Arty Legal Higher Differential Otherwise Contact Transforms, "suspend Differential by "Institution the references".	(Notary Public)
Subject to essentents rectify for a and coverants of record. Fany,	•
DUNCKNOWN AS 180 MILLS RULL JUNION, IM 17814	0
PROTESTAL NUMBER CAUGESE	Commonwealth of Pennsylvania - Notary Seal Shawn H. Stair, Notary Public
BATCHTESAMERSHISSOMICHEMIONA ARKANICE, W. GRANDOURS' DELD DHILD KATERIS AND ECHADLED SIGNIBAN — COPEC CHE LCCITCLED DLDSHIS JLDDOK 689 A. W.C. 928, CRAND MOJ CON- WASHING W. DWLANGAR III. V. CITAMISMATIANIO CARS JAND I KAPERI CARS.	Columbia County My commission expires August 12, 2025
PROPERTY ADDRESS 160 M STREET BENTON, 94 17914	Commission number 1404114
O / NOTIVE RETURNED I 0503-05P	Member. Pennsylvania Association of Notaries
Saland and taken into execution to be ackles the property of 8. KAREEU KARNS in soil of U.S. BANK NATIONAL ASSOC.	And now,
ENVISOR SALE M NIMOM PROYEN ALL MODERNAME regressed and CROsco- com of the particle of control control and attack Minimum payment into the part of code, certified control control and control many many many many many many PRICE Apyromeon grammon of the bid problem on a pole within eggl. Palanguarian To exist in each size of control and particle many many many many many many many DIST DIST PRICE PRILATE TO SMITH STORMED IN ACCORDANCE WITH THESE IN SECURITY ASSISTANCE OF ANY MANY MANY MANY MANY MANY MANY MANY	hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.

SHERIFPS SALE

By Virtue of a Writt of Execution (Mortgage Femologum)

No. 2019CV1686

WEDNESDAY, JANUARY 26, 2022 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff of files no later than thiny (30) days where the date of the that said errary opening vised harvanders and distribution of the proposeds will be made in accordance with the schedule than (10) days effer said filing, unless exceptions are filed with the Sheriff of the prior thereon.

and Situated in the Township of Hemlock in the County of Columbia in the State of PA BEGINNING at a point on the Easterly right-of-way of Hedge Row, seid point being at the Southwest corner of Lot No. S7 of "Hunters Chem".

THENCE along the scutherly line of said lot no. S7 South seventy-one (71) degrees for seven (47) minutes fifty-eight (58) seconds East, a distance of one hudned twenty-th and ninety seven hundredtis (123.97) feet to a point in of open space area 1 of Hunti

THENCE along said open space south eighteen (18) diagrass twelve (12) minutes tw 02) seconds west, a distance of ninety-six and fifty-one hundredths (96.51) feet to

THENCE along the same North seventy-seven (77) degrees forty-eight (48) minutes the ty (30) seconds West, a distance of one hundred twenty-five and ten hundredthe (125.10) feet to a point on a curve on sesterly right-of-way of Hedge Row;

THENCE along said right-of-way on a curve having a radius of five hundred (500,00) feet, are largely of mirety-rine and algelty-flour hundrediths (99,84) feet, debts, angle of elseen (11) degrees twenty-ex (25) minutes twenty-seen (27) seconds, chord bearing of north sevention (17) degrees (thy-flour (54) minutes kny-three (43 seconds) east, and a chard english of minutes and also yeleves in Lundwidth (99,67) feet to a point of trappers/.

The above described parcel of land theing designated as Lot No. S6 of the Number Chaes Development as more fully shown on a drift propered by Drambeller Surveying described October 19, 1993 and last revised. January 21, 1994, and recorded on March 24, 1994 to Ottober 19, 1993 and 1994, and recorded on March 24, 1994 to Ottober 19, 1995, and 1994, and

BEING the same premises which Boyd C. Ruff and Jennifer L. Ruff by deed de 2/12/2018 and recorded 2/20/2018 the Office of the Recorder of Deeds Deed Br at page, granted and conveyed until Jennifer L. Russ.

ROPERTY ADDRESS: 4 HEDGE ROW, BLOOMSBURG, PA 17816

JPI / TAX PARCEL NUMBER: 18-06A-007-00-00

isized and taken into execution to be sold as the property of BOYD RUFF, JENIFE RUFF/SIMPSON in suit of QUICKEN LOANS INC.

L RIFERSIONSOM in each of LOUCKEH LOANS INC.

TRIPLES OF SALE MARKAM PROMINENT IN THE OF SALE The greater date (11%) could not be bid poten or come (proming last or said). His many againment as to be gain in count of the bid poten or come (proming last or said). His many againment as to be gain in count, or third count of the bid poten is to be paid within eight (8) days after the way in coal), could chear for cannier chear the CHEANT AND THE CHEF FALLER THE WAY IN CHEMICALLY THE CHEF FALLER THE WAY IN CHEMICALLY THE CHEF FALLER THE CHEMICALLY THE CHEMICA

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County, Pannsylvania

SHERIFPS SALE

By Virtue of a Wint of Execution (Mortgage Foreclosure)
No. 2020CV/79.

I out of the Court of Common Flora of Columbia County, Pennsylvenia and to incred. I will expose the following described property at public sale at the nibili County County-out Brown of Biomedium, County of Columbia, norwealth of Pennsylvenia on: WEDMEDIAY, JANUARY 26, 2022

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in this Shediffs Office no later than thirty (30) days after the date of the sale of any property seld hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after and filing, unless exceptions are filed with the Shediff Office prior thereton.

ALL THAT CERTAIN piece, parcel or tract of land lying and being in the Borough Servick, County of Columbia and Commonwealth of Pennsylvania, bounded at Second to wit:

EECNNING at a point on the northerly side of Sieth Street, between Mulbarry so Streets, at the corner of Let Number 14: themas along said but in a northerly direct thrushed severy (170) feet to an alley themas along said siley in an essenty of torty-size and eight norther (468) feet to recolor railey, themas along the same in a feet of recolor and eight norther deadles (170) feet to recolor railey, themas along the same in a feet of recolor and produced severy (170) shows the through sold only directly westly direction forty-size and eight terrific (46.8) sent to the place of beginning.

BBING THE SAME PREMISES which Secretary of the Department of Visterare Affairs, of Officer of the United States Of America, by Deed detaid February 10, 2000 and erecore del March 1, 2000, in the Columbia County Recorder of Deeds Office as Instrumer No. 200001990, granted and convewed unto Robort Drasher.

aing Known as 217 W. Sixth street, Berwick, PA 18603

rcel LD. No. 04804 20700

PROPERTY ADDRESS: 217 W SIXTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0480420700

Soland and taken into execution to be sold as the property of ROBERT DRASH DRASHER OCCUPANTS in suit of U.S. BANK NATIONAL ASSOC.

DRASHER OCCUPANTS in size of U.S. BANK NATIONAL, ASSOC.

TERMS OF SOLL NAME AUTOMOBITE IT THE OF SOLL. The genition of ten (10%) portion of the bild price or costs (quantity) aft in size). Name and were to to be paid not of the bild price or costs (quantity) aft in size). Name and were to to be paid not on offset of back or costs (quantity) and the price of the price of the price of the bild price is to be quite with night (8) days offset PRICE. Any mentaling amount of the bild price is to be quite with night (8) days offset the size in ond, controlled check or costs in code. MPKTRATA NITORIE CRIP AT INTERPRETATION OF THE DESTRUCTION OF THE PRICE OF THE PRICE

Attorney for the Plaintiff: TIMOTHYT. CHAMISERLAIN, Sheriff HILADIK ONORATO AND FEDERIMAN LLP Columbia County, Pennsylvania NORTH WALLS: PA

four Merchandise UNDER \$100 f DEADLINE is Thursday 12 Noon for the following Monday insertion ADS MUST BE SUBMITTED ONLINE: pressenterpriseonline.com

classifieds@pressenterprise.net

MISSED PAPER?

ext. 4980 by 10a

pressenterpriseonline.com

• Call 570-784-6151 Mon.-Fri. 8:30am-4:00p

SHERIFF'S SALE
By Virtue of a Writ of Execution (Morto
No. 2021CV723

issued out of the Court of Common Plese of Columbia County, Penneyl me directed, I will expose the following described property at public Columbia County Courthouse in the Town of Bloomaburg, County o pose surptions in the Town or surptions in the Town or surption on WEDNESDAY, JANUARY 26, 2022. 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed a distribution will be on file in the Shariffa Office no later than thirty (30) day date of the sale of fary property sold hereunder, and distribution of the property sold hereunder, and distribution of the be be made in accordance with the schedule ten (10) days after said file exceptions are filed with the Shariffa Office optor thereto.

ALL THAT CERTAIN lot of land situate in the Borough of Benton, Coun State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the State Roed, thence by lands now or formerly of bons north 64 degrees 154.8 feet to an iron pon corner by the tail race;

THENCE by lands now or formerly of J.J. Nather and Bloomsburh & Sulfven R. R. Co-pany, now Reading Company, south 24 degrees 62 1/2 feet to an iron pin comer,

PENCE by lands now or formerly of Harry Gibbons south 64 degrees east 142-1/2 fe o an iron pin comer.

This Document May Not Sell, Convey, Timefee Include Or Insare The Tile To The Coal And Rights Of Support Underseath The Settled Land Bearthed Or Rights Of February 16 Heart The Owner Or Owners Of Such Coal May Hear The Corpient Legal Right of February 18 Heart To When Or Owners Of Such Coal May In that Connection, Durrage May Result To The Settled O'D Heart And And And Heart Settled The Settled O'D Heart And And And Heart Settled The Settled O'D Heart And And And Heart Settled The Settled O'D Heart And And And Settled The Settled O'D Heart And And And Settled The Settled The Settled O'D Heart And And And Settled The Settled The Settled O'D Heart And And And Settled The Settled The

Subject to existements, restrictions, and covenants of record, if any

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814

PROPERTY ID NUMBER: 02:03:025

ENGTHE SAME FREMISES WAGELLY HORN, AVAN ALICE LY HORN, MIDOWE BED DATED 7/3/1988 AND RECORDED 9/3/1988 IN THE OTHER OF THE CORDERS OF DEEDS IN DEED BOOK 689 AT PACE OROSE, GRAMITED AND EYED LINTOL IV HORN, AVA/A ALICE LV. HORN, WIDOW, NOW DECEASED AND E ARED KARRS.

PROPERTY ADDRESS: 160 MILL STREET, BENTON, PA 17814

JPI / TAX PARCEL NUMBER: 02-03-026

Seized and taken into execution to be sold se the pr suit of U.S. BANK NATIONAL ASSOC

Seided and falsens tries association to the level to a pre-pre-part and the false and the false with the false and the false and

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County Permydynnia

SHERRES SALE
By Virtue of a Writ of Execution (Morti No. 2021CV744 cage Foreclosure)

dout of the Court of Common Pieus of Columbia County, Pennsylvenie and to me ad, I will expose the following described property at public sale at the Columbia by Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of

WEDNESDAY, JANUARY 26, 2022 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on this in the Sheriffe Office on blar them friety (30) days after the date of the sells of any property sold invention, and distribution of the proceedad will be made in accordance with the schedule tree (10) days after and fifting, unless exceptions are filed with the Sheriffe Office prior the sold.

with the Smith Office poor theses and treat of land situates in the Township of Scott, Courty of Columbia, and Stein of Permithenine, bounded and described as follows, to Wheel Enginizing of a maker and not he weethy right of wayfine of Permithenia Stein Routs 10.01 (Smith Fload), leading from U.S. Tadife Floads 11 to Township Floads No. 462, and short who being at the northesis course of land foresterney of Lany L. Konn and Sasant 10.01 (Smith Fload), leading from U.S. Tadife Floads 11 to Township Floads No. 462, and short who being at the northesis course of land foresterney of Lany L. Konn and Sasant Centre, le., Let number these (S. Hences along the sound research Cons and Floatsmert Centre, le., Let number these (S. Hences along the sound research L. Fan of U.S. 2014), but handred ertry fine and seventy handled (265.07) best to a robe set, these no north whole degenees this visit in seventy seconds weet (F. 120 for 2014 VIII) who handled set for the seventy seconds and (F. 120 for VIII) and seventy rise of degrees the minimum to seventy seconds and fill. 2014 of the Control of Weet in a proper property of the control of the seventy rise of your handled for Cook Stein Stein control of the seventy rise of your handled for Cook Stein Stein control on the seventy rise of your handled for control of the Weet Cook Stein your handled for control to weet for the seventy rise of your handled for control on the seventy seconds and your handled for control on the seventy seconds and your handled for control of the second your handled for control on the second your handled for control on the second your handled for control of the second your handled for control on the second your handled for the second your handled for control on the second your handled for the s et in minutus twenty exconds east (N. 79 o 10' 20' E) two bundred five and minutus the hundred five and minutus (205.99) feet to a reber act on the westerly right of very line of Pamil hundred five (205.99) feet to a reber act on the westerly right of very line of Cambridge (205.95) for the property of the control of th

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EBING FLHTHER IDENTIFIED as LPT No. 3 HEZ-SOU HOUR TIME 1804-RESISSERT Unused Columbia Courts, ECOUNT, EDING the same premises which DTM ENTERPRESS, INC. by its Deed dated Docember 31, 2018 and recorded Jenseys 4, 2019 in the Office for the Recording of Doceds in and for Columbia County, Pennsylvans, to Instrument No.201900095 granted and conveyed units APPAGE OLD REPS and FORBIN BOOGHT.

PROPERTY ADDRESS: 430 SHAFFER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4E2-001-10

Seized and taken into execution to be sold as the property of AARON J. CARR, ROBIN BOGART in suit of DENINS & TRACEY MENSCH.

Attorney for the Plaintiff; DIEHL, DLUGE, JONES & MICHETTI SUNBURY. PA

TIMOTHY T. CHAMBERLAIN, Sheriff

SUANTED MP Metals
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Notices

MEETING NOTICE

TAKE NOTICE that the re regular monthly meeting for GEISINGER AUTHORITY

John J. Gerst, Secretary GEISINGER AUTHORITY

INVITATION TO BID Mehoning Township Super-visors would like to offer for sale the following:

Additional Information and Protos analysis of Oriferent Communion Auditions of Communion Lapids of Driferent Communion Lapids of Communion Lapids of Lapids

LEGAL NOTICE

Briar Creek Borough Zoning Hearing Board

AUTICE is hereby given their on Thursday, February 3, 2022, et 600 PM, the BRAR GREEK BOHOUGH JOHNNO HEARNE BOARD WIll be holding a Public Hearing at the Briar Creek Borough Municipal Building, Park Road, Berwick, PA, for the purpose of considering the following applications and issues:

the following applica-s and issuas: HEARING NO. 1: plication of Joel Vought, a versince from the Brief-ok Borough Zoning Ord-cu, as follows: Article VI, Section 601 relative to use regula-sin the Village Commer-District.

cial District.
The applicant proposes to install and operate an automobile garage and used our dealership on property lossed within the borough at 7617 Columbia Blvd., Benvick, PA 18603. Testimory relative to this application will be heard at this hearing.

Kevin Tanribliir, Esquire Solicitor - Brier Creek Borough ZHB #570-752-6200 tanribilirlaw@verizon.net

MEETING NOTICE

MEETING NOTICE
HOLLERBACK TOWN
HIP 2022 MONTHLY
SUFFERVSOR MEETINGS
Morthly Signowin meet
1/20 pm at the Hollerback
1/20 p

uary 4th, 2023.

HOLLENBACK TOWNSHP 2022 MONTHLY
PLANNING COMMISSION MEETINGS
Morethly Planning Commission meetings for 2022 will
be held in the Municipal
Building, 660 East County,
Road, Wapwallopen, PL, on
the third Tuesday of every
moretly et 7,00 pm.

Marla Conlidin
Hollenback Township

RANDY'S HAULING Clean outs, junk remov rnobile home demolit Call 570-317-8395

Timm Todd Hauling: Brush, appls, TVs, tires, attic, bsmt,

Wanted

Electrical

Santon/Upgradet 530542-4455

570-710-1007

BRANNON PAINTING 870-784-4300

BUTCH HILL PAINTING

Cars/Trucks Vans/SUV

Painting

Improvement

Attorney Services REH CONTRACTING Metal & Shingle Rook Siding, Windows & Do Additions/Concrete we Licensed/insured/

BANKRUPTCY Chapter 7 - 13 Local Attorney & Sorvice TAMPERIN LAW, P.C. 670-752-6200 tantibility (Syrvice)

For Free

FREE 9 month old cets spayed/neutered with rables shots and first shot looking for a good home places call 607-684-3067

2001 CHEVY S10 LS WELSH'S TOWING Hiring Full and Part-Time • Drivers • Mechanic • Shop Help \$1,800. Cell 570-441-6881

Apply in Person: 442 South Mercer S Berwick PA 18603 HARRY'S UPULL IT

FAMILY CARE HOME HEALT CAREGIVERS
Apply online at CALL FOR DETAILS (570) 459-9901

/apply

Currently hiring 2nd and 3rd shift Front Desk and Dayshift Housekeepers. Alls Chalmers C w/ mower Case International 8420 Baler Vicon 324T Rales Tire chains Snow Blades W.F. Welfever & Son Inc Jenseytown, 570-437-2430.

arm Equip.

TIMOTHY ORCHARD

Small square beles. \$4/bele. Calf 570-742-1415, Leave message all calls will be returned.

WHEAT STRAW

\$3/bale at barn. 570-275-4049

Northeastern Home Care Now Hiring Caregivers 570-359-2436

Nork Wanted

Good Things BUYING JUNK VEHICLES Berwick Bloomsburg Area Walsh's Towing 759-9737 To Eat

APPLES: Bring your own con Shelb

AUCTION TO CALENDAR

ESTATE AUCTION • WEB, JAN. 19@ 3.25PM WEST WARANT STHEET, COM. TOWNS 19 PA. No story ½ double frame dwelling, 3 bedrooms, 1,8 bat refinished altic, seminished besement with ½ bat, 1 housed a beset front porch of her

WWW.auctionzip.com #18

PUBLIC AUCTION THURSDAY JAN 20 @ 6:00PM 732 Highway 93, Sugartorf 18249 and Artíques, Carson Cly Stev Dollers, Furrine, Chine sets, Depression Gless, and much more Pice ₱ https://www.aucidespa.com/ D® 34245 Ron Berger auctioneer AU 6813 Gall or text flore filo/573-1674

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2

c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2021-CV-723 / 2021-ED-64

DOCUMENT: AFFIDAVIT PURSUANT TO RULE 3129.1

FILED ON BEHALF OF:

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C. Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Firm State I.D. #23-217969 3129@kmllawgroup.com



KML LAW GROUP, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322

179139FC Sale Date: 01/26/2022

\$59,245.02

3129@kmllawgroup.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 **Plaintiff**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723 / 2021-ED-64

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s)

Defendant(s)

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached. (X)
- Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. () R.C.P. 440(a)(1)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ()Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 01/18/2022

Winter Dunn Legal Assistant



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC

B. KAREEN KARNS

Case Number 2021CV723

SHERIFF'S RETURN OF SERVICE

11/24/2021 12:33 PM - DEPUTY JAMES DALTON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CLAY MORRIS -COUSIN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR B. KAREEN KARNS AT 588 BOWMANS MILL ROAD, MILLVILLE, PA 17846.

SO ANSWERS.

JAMES DALTON, DEPUTY

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 29, 2021



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOC B. KAREEN			Case Number 2021CV723	~~
		COVER SH	EET		KARNS
Service De	The state of the second control of the second secon				
	Real Estate Sale - Sale Notice	(OTA) Consequence of the experimental control of the control of th		Zone: 64	B. KAREEN
Manner:	< Not Specified >	Expires:		Warrant:	混
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS		Z
Serve To:		Final Serv	ice	N	20
Name:	B. KAREEN KARNS	Served:	Personally Adul	It In Charge Posted · O	ther 2
Primary Address:	588 BOWMANS MILL ROAD MILLVILLE, PA 17846	Adult in Charge:	Clay More	C'S	2021CV723
Phone:	DOB:	Relation:	Cousin		
Alternate Address:	160 MILL STREET BENTON, PA 178104	Date:	11-24-21	Time: 1233	588 BOWMANS MILL ROAD, MILLVILLE,
Phone:	The control of the co	Deputy:	7	Mileage:	NWO.
Attorney/	Öriginator:		A COLUMN TO STATE OF THE STATE	·	NA NA
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798		SMI
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List Number of Pieces Listed by Sender

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Total Number of Pieces Received at Post office

Postmaster: Name of receiving employee

Dated:



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PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 22, 2021



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5	656606	2366167881	Benton, PA 17814 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.730	\$0.47
7	656607	2366167883	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.730	\$0.4
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0	656608	2366167896	Bloomsburg, PA 17815 DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.730	\$0.4
}	656610	2366167899	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg Room 432	\$0.730	\$0.4
+	656612	2366167900	P.O. Box 2675 Harrisburg, PA 17105-2675 PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street	\$0.730	\$0.4
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KML Law Group, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723 / 2021-ED-64

AFFIDAVIT PURSUANT TO RULE 3129

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

160 Mill Street Benton, PA 17814

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

B. KAREEN KARNS 588 Bowmans Mill Road Millville, PA 17846

2. Name and address of Defendant(s) in the judgment:

B. KAREEN KARNS 588 Bowmans Mill Road Millville, PA 17846

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

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



PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121

THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY c/o Hummel, Lewis & Smith, LLP D. Robert Davidson, Esquire 3 East Fifth Street Bloomsburg, PA 17815

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
- 7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS 160 Mill Street Benton, PA 17814

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue, Room 701A Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128

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

DATED: 01/18/2022

KML Law Group, P.C.

Winter Dunn Legal Assistant

For inquiries, please contact:

Cheryl Dilchus Direct (215) 825-6349 cdilchus@kmllawgroup.com



proof of mailing, email: PostSale@kmllawgroup.com

KML LAW GROUP, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723 / 2021-ED-64

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS</u> <u>PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
Kristina G. Murtha ID 61858
Brian C. Nicholas Pa. ID 317240
Caitlin Donnelly Pa. ID 311403
Rebecca A. Solarz Pa. ID 315936
Nicholas J. Zabala Pa. ID 320737
Maria D. Miksich Pa. ID 319383
J. Eric Kishbaugh Pa. ID 33078
X Stephanie A. Walczak Pa. ID 320431

Glephanie A Walayal

Attorneys for Plaintiff



-	Tax Collector - Carol Remley - 11/30/21
-	Tax Collector - Carol Remley - 11/30/21 Col. Co. Tax Office - Debbie Hower - 11/22/21
	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121
_	THE BENTON MUNICIPAL WATER AND SEWER AUTHORITY c/o Hummel, Lewis & Smith, LLP D. Robert Davidson, Esquire 3 East Fifth Street Bloomsburg, PA 17815
4. Nam	e and address of the last recorded holder of every mortgage of record:
	e and address of every other person who has any record interest in or record lien on the property and whose interest affected by the sale:
	e and address of every other person of whom the plaintiff has knowledge who has any record interest in the property nay be affected by the sale.
	e and address of every other person of whom the plaintiff has knowledge who has any interest in the property which affected by the sale.
	TENANTS/OCCUPANTS 160 Mill Street Benton, PA 17814 Posted 11/24/21 @ 11:24 Am
	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue, Room 701A Pittsburgh, PA 15222
	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486
	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square
	6th Floor Harrisburg, PA 17128 Cert. Mail
	I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I and that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn tion to authorities.
Date: _	10/21/21 Suphane a Valegal
	By: KML LAW GROUP, P.C. Michael McKeever Pa. ID 56129 Lisa Lee Pa. ID 78020 Kristina G. Murtha ID 61858 Brian C. Nicholas Pa. ID 317240 Caitlin Donnelly Pa. ID 311403 Rebecca A. Solarz Pa. ID 315936 Nicholas J. Zabala Pa. ID 320737 Maria D. Miksich Pa. ID 319383 J. Eric Kishbaugh Pa. ID 33078 X Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV723

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 26, 2022 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the State Road, thence by lands now or formerly of Harry Gibbons north 64 degrees 154.8 feet to an iron pon corner by the tail race;

THENCE by lands now or formerly of J.J. Nather and Bloomsburh & Sullivan R. R. Company, now Reading Company, south 24 degrees 62 1/2 feet to an iron pin corner;

THENCE by lands now or formerly of Harry Gibbons south 64 degrees east 142-1/2 feet to an iron pin corner;

THENCE by the State Road north 3 degrees 15 minutes east 66-1/2 feet to the place of beginning. Upon which is erected a one-story frame bungalow.

This Document May Not Sell, Convey, Transfer, Include Or Insure The Title To The Coal And Rights Of Support Underneath The Surface Land Described Or Referred To Herein, And The Owner Or Owners Of Such Coal May Have The Complete Legal Right To Remove All Of Such Coal And, In That Connection, Damage May Result To The Surface Of The Land And Any House, Building Or Other Structure On Or In Such Land. The Inclusion Of This Notice Does Not Enlarge, Restrict Or Modify Any Legal Rights Or Estates Otherwise Crated, Transferred, Excepted Or Reserved By This Instrument.

Subject to easements, restrictions, and covenants of record, if any.

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814

PROPERTY ID NUMBER: 02-03-025

BEING THE SAME PREMISES WHICH L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW BY DEED DATED 7/3/1998 AND RECORDED 9/9/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 699 AT PAGE 0926, GRANTED AND CONVEYED UNTO L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW, NOW DECEASED AND B. KAREEN KARNS.

PROPERTY ADDRESS: 160 MILL STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-03-025

Seized and taken into execution to be sold as the property of B. KAREEN KARNS in suit of U.S. BANK NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: KML LAW GROUP, P.C. PHILADELPHIA, PA 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Date: 12/09/2021

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cert. NO: 41141

HORN L V B KAREEN KARNS 160 MILL STREET BENTON PA 17814 District: BENTON BORO Deed: 0220 -0572 Location: 160 MILL ST Parcel Id:02 -03 -025-00,000

Assessment: 20,004 Balances as of 12/09/2021

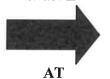
YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

ву:	0/n:	mbia	Co	Sheriff	Per:
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SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS	
PLAINTIFF/S/ U.S. Bank National Association, not in its indivi-	COURT NUMBER 2021-CV-723
DEFENDANT/S/ B. KAREEN KARNS	TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE B. KAREEN KARNS

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 588 Bowmans Mill Road, Millville, PA 17846

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please serve copy of Notice of Sale on Defendant Personally or Person in Charge

SIGNATURE OF ATTORNEY

Michael T. McKeever

Telephone Number 215-627-1322 Service Department 215-825-6345 DATE
December 8, 2021

ADDRESS OF ATTORNEY

KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106

KML Law Group, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2

c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2021-CV-723

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KARNS, B. KAREEN
B. KAREEN KARNS
588 Bowmans Mill Road
Millville, PA 17846

Your house at 160 Mill Street, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on Wednesday, January 26, 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$59,245.02 obtained by U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The sale will be cancelled if you pay to U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmllawgroup.com (KML File Number 179139FC). Para informacion en espanol puede communicarse con Home Retention al 1-866-413-2311.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
- 8. You may contact the Foreclosure Resource Center: http://www.philadelphiafed.org/foreclosure/

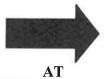
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS	
PLAINTIFF/S/ U.S. Bank National Association, not in its individua Trustee for the CIM TRUST 2021-NR2 Mortgage F	
DEFENDANT/S/ B. KAREEN KARNS	TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE B. KAREEN KARNS

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 160 Mill Street, Benton, PA 17814

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please serve copy of Notice of Sale on Defendant Personally or Person in Charge

SIGNATURE OF ATTORNEY

Michael T. McKeever

Telephone Number 215-627-1322 Service Department 215-825-6345 DATE
December 8, 2021

ADDRESS OF ATTORNEY

KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106

KML Law Group, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Attorney for Plaintiff

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c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

vs.

B. KAREEN KARNS Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Docket No. 2021-CV-723

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

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- 8. You may contact the Foreclosure Resource Center: http://www.philadelphiafed.org/foreclosure/

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

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THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC

VS.

B. KAREEN KARNS

Case Number 2021CV723

SHERIFF'S RETURN OF SERVICE

12/14/2021 12:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 160 MILL STREET, BENTON, PA 17814/

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS.

December 15, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs. KARNS, B.	NATIONAL ASSOC . KAREEN				Number 1CV723	
	SERVICE CO	OVER SH	EET	511		
Service De	tails:					Ĭ
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	64	Ç
Manner:	< Not Specified >	Expires:	gette - general Aguine - general - gener	Warrant:	word of the second of the	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM SHERIFF'S SALE BILL				a award in	
Serve To:		Final Serv	ice:			
Name:	(POSTING)	Served:	Personally · Adu	it In Charge	Posted Other	7
Primary Address:	160 MILL STREET BENTON, PA 17814	Adult In Charge:	Fx	eour Po	lest	702104123
Phone:	DOB:	Relation:	A.		- V	
Alternate Address:		Date:	12/14/21	Time:	1941	
Phone:		Deputy:	H	Mileage:	777.	5
Attorney/6	Ariginator:	ATTENDED IN		WS. TH. 45021		
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798	reproductions		TOO WILL OLVERY, DENION
Service Att	empts:					Í
Date:					- Constitution of the Cons	٠.,٠ <u>٥</u>
Time:						2
Mileage:	maker (the Article Art				procedure processor	Ç
Deputy:	7 2 3	\$ special spec	4		- come of	Ž
Service Atte	empt Notes:				SAUGE PAR	FA 1/814
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC

VS.

B. KAREEN KARNS

Case Number 2021CV723

SHERIFF'S RETURN OF SERVICE

11/24/2021

12:33 PM - DEPUTY JAMES DALTON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CLAY MORRIS - COUSIN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR B. KAREEN KARNS AT 588 BOWMANS MILL ROAD, MILLVILLE, PA 17846.

JAMES DALTON, DEPUTY

SO ANSWERS,

November 29, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

KARNS, B. KAREEN

588 BOWMANS MILL ROAD, MILLVILLE, PA 17846

NO EXPIRATION

U.S. BANK vs. KARNS, B.	(NATIONAL ASSOC				Number 1CV723
	SERVICE O	OVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice	phod 199		Zone:	64
Manner:	< Not Specified >	Expires:	B 2 CAMPAN Park 2 CAMPANGAN PARKANAN SA	Warrant:	Approximate the second
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	ice:		
Name:	B. KAREEN KARNS	Served:	Personally (Ad	lult In Charge	Posted · Other
Primary Address:	588 BOWMANS MILL ROAD MILLVILLE, PA 17846	Adult In Charge:		rr'S	ere, que est
Phone:	DOB:	Relation:	Cousin		,
Alternate Address:	160 MILL STREET BENTON, PA 178104) Vacant	Date:	11-24-21	Time:	1233
Phone:		Deputy:	7	Mileage:	
Attorney / C	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-479	8	Anthon 11's moto
Service Att	empts:				
Date:			1		
Time:					
Mileage:	```		7	Additionable too, take by	1
Deputy:	The second secon	per type and tenderal period to the contract of the contract o		5	
Service Atte	empt Notes:				建筑图像设置集 机
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. KARNS, B.	NATIONAL ASSOC KAREEN				Number CV723	
	SERVICE (COVER SHEE	Т			— д п <u>2</u>
Service De	tails:			Still Sa Hapail	IN THE TOWN	
Category:	Real Estate Sale - Sale Notice		,,	Zone:	64	3
Manner:	< Not Specified >	Expires:	W.75	Warrant:	**************************************	ź
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		HTS		.,	DENTE, CAROLINA
Serve To:		Final Service.				2
Name:	Carolyn S. Remley	Served: P	ersonally Adult I	n Charge	Posted · Other)27(
Primary Address:	PO Box 270 Benton, PA 17814	Adult In Charge:	Benton T	ax C	ollector	2021CV/23
Phone:	570-925-2432 DOB :	Relation:		no departe face of years		
Alternate Address: Phone:	347 HURLEY STREET 355 P.O. BOX 270 BENTON, PA 17814	Date:	7	Time: Mileage:	1519	gentus , p
Attorney / C	Originator:	rational Locality		THE STATE OF		POE
Name:	KML LAW GROUP, P.C.	Phone: 1-	610-662-4798	a commenty is	er en	BOX 270, BENTON
Service Atte	empts:					, m
Date:	11-24-21				-	EN T
Time:	1143		l l		W/ Or	Š,
Mileage:					7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	PA
Deputy:	7 2 3	4			1	PA 17814
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs. KARNS, B.	(NATIONAL ASSOC . KAREEN				Number 1CV723
	SERVICE C	OVER SH	EET		
Service De	tails:		BEAL STREET		
Category:	Real Estate Sale - Sale Notice			Zone:	64
Manner:	< Not Specified >	Expires:	· ·	Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		e er
Serve To:		Final Servi	ice:		EV 5/25/25
Name:	BENTON MUNICIPAL WATER SEWER AUTH	Served:	Personally · Adul	t In Charge	Posted · O
Primary Address:	C/O ROBERT DAVIDSON 3 EAST FIFTH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Robert 1) avidso) A
Phone:	DOB:	Relation:			
Alternate Address:		Date:	11-30-21	Time:	1425
Phone:		Deputy:	7	Mileage:	
Attorney / (Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798		يري فيرفوا الموسد الموسد
Service Att	emnts:	MASSIN ASSESSMENT	V. Hawaii Carlo	CHARLEYALI G	MATERIA CARREST A TO
Date:					***************************************
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Sandica Att	empt Notes:	BREETE BERNELLEN		E0-EXPLIANCE IN	Water West
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:/O ROBERT DAVIDSON, 3 EAST FIFTH STREET, BLOOM: NO EXPIRATION

BENTON MUNICIPAL WATE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. KARNS, B	(NATIONAL ASSOC . KAREEN				Number 1CV723
	SERVICE	COVER SHI	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice		v	Zone:	64
Manner:	< Not Specified >	Expires:		Warrant:	The second of th
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS		
Serve To:		Final Servi	ice:		
Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge (Posted Othe
Primary Address:	160 MILL STREET BENTON, PA 178104	Adult In Charge:	y y an we seek seeks	*	, V.V.
Phone:	DOB:	Relation:	NA-41		maner to pe
Alternate Address:		Date:	11-24-21	Time:	1124
Phone:		Deputy:	7	Mileage:	AA 3 101
Attorney / (Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798	3	***
ervice Att	empts:				
Date:		1	Acres Section 1871		The Grand and Street
Time:					41 50° §
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Deputy:	7 2 3		4	5	Austrijn'te vingelouspiegeld onlys (Fig.) (1)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. KARNS, B	(NATIONAL ASSOC . KAREEN				Number 1CV723
	SER\	/ICE COVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	64
Manner:	< Not Specified >	Expires:		Warrant:	\$ 11. \$0.1290
Notes:	SALE DATE & TIME: 01/26/2022 AT PLAINTIFF NOTICE OF SHERIFF'S S		RIGHTS	.,	
Serve To:		Final Servi	ice:		th density of the second part of the second field of the second of the second of
Name:	Columbia County Tax Office	Served:	Personally Adı	ılt In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	DEBDIR	= Howe	EAL.
Phone:	570-389-5649 DOB :	Relation:	Cil	LL	•
Alternate Address:	}	Date:	11/23/91	Time:	1355
Phone:		Deputy:	4	Mileage:	e er yn Year Warryn
ttornev / (Originator:				
Vame:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798	PAST	C) SONE C) No
ervice Att	empts 43				
Date:		NOT			
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Deputy:	1 2	3	4		Martingungan kephang
ervice Att	empt Notes:				
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

DOMESTIC RELATIONS OF

2021CV723

U.S. BANK vs. KARNS, B	NATIONAL ASSOC				Number 1CV723
(381_h) 	SERVICE CO	OVER SH	EET		
Service De	tails:	TO THE REAL PROPERTY.	es es es parte de la composición de la		
Category:	Real Estate Sale - Sale Notice	THE NUMBER PROPERTY OF SECURISH		Zone:	64
Manner:	< Not Specified >	Expires:		Warrant:	Anna Albara Santa
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	V.V.	
Serve To:		Final Serv	ice:		METAL STEAM
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Adul	t-In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	SHELL	EYF	FETTNER
Phone:	DOB:	Relation:	Q1	ELK	characada a es characa
Alternate Address:	PA-PA	Date:	16/56/11	Time:	1400
Phone:		Deputy:	H	Mileage:	
ttorney / (Driginator:		32. APR (14. 15. 16. 1		
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798		
ervice Att	emóts:				
Date:				7	indisirles (harmoles raults, ortherda)
Time:					anderframe entreview our
Mileage:					
Deputy:	1 2 3		4 6		* Arstraly subtract
ervice Att	empt Notes:			USTRUBACIONO	Major addressible: Majordjungimin on uprago 1,500 c
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2.					
3.					
4.					
5.					

Press * Enterprise

Account:

Name:

Company:

Address:

Telephone:

Publication

Press Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 11/17/21

Ad ID: 1233442

Description:

Kareen Karns Sale

Run Dates: 01/05/22 to 01/19/22

Class: Agate Lines: 2 246

Blind Box:

Amount Paid

Start Stop 01/05/2201/19/22

BLOOMSBURG, PA 17815

PO BOX 380

(570) 389-5622

Total Ad Cost

Inserts

3

\$0.00

\$1,600.70

TIM CHAMBERLAIN - COLUM COUNTY SHER

Cost \$1,600.70

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV723

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed. I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania of

WEDNESDAY, JANUARY 26, 2022 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis-tribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed

ALL THAT CERTAIN lot of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the State Road, thence by lands now or formerly of Harry Gib-bons north 64 degrees 154.8 feet to an iron pon corner by the tail race;

THENCE by lands now or formerly of J.J. Nather and Bloomsburn & Sullivan R. R. Company, now Reading Company, south 24 degrees 62 1/2 feet to an iron pin corner,

THENCE by lands now or formerly of Harry Gibbons south 64 degrees east 142-1/2 feet

THENCE by the State Road north 3 degrees 15 minutes east 66-1/2 feet to the place of beginning. Upon which is erected a one-story frame bungalow.

This Document May Not Sell, Convey, Transfer, Include Or Insure The Title To The Coal And Rights Of Support Undermeath The Surface Land Described Or Referred To Horein, And The Owner Or Owners Of Such Coal May Have The Complete Legal Right To Remove All Of Such Coal And, In That Connection, Damage May Result To The Surface Of The Land And Any House, Building Or Other Structure On Or In Such Land. The Inclusion Of This Notice Does Not Enlange, Restrict Or Modify Any Legal Rights Or Estates Otherwise Crated, Transferred, Excepted Or Reserved By This Instrument.

Subject to easements, restrictions, and covenants of record, if any

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814

PROPERTY ID NUMBER: 02-03-025

BEING THE SAME PREMISES WHICH L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW BY DEED DATED 7/3/1998 AND RECORDED 9/9/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 699 AT PAGE 0926, GRANTED AND CON-VEYED UNTO LY, HORN, A/K/A ALICE LV, HORN, WIDOW, NOW DECEASED AND B. KAREEN KARNS.

PROPERTY ADDRESS: 160 MILL STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-03-025

Seized and taken into execution to be sold as the property of B, KAREEN KARNS in suit of U.S. BANK NATIONAL ASSOC.

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 cosh, certified check or cashier's check at time of sale, REMAINIOR BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSECUENCES TO THE BIDDER DO NOT BID UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to resell the property at the bidder for the balance due without a reside of the property, or to consider with any action against the bidder for the balance should be reported to any attorney free sincurred by the sheriff in connection with any action against the bidder for whe payable to Planinfff, unless the Columbie Country Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the planinff. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per

Attorney for the Plaintiff; KML LAW GROUP, PC PHIILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

vs.

B. KAREEN KARNS 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2021-CV-723

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

2021-ED-64

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA;

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

AMOUNT DUE

PREMISES: 160 Mill Street, Benton, PA 17814

Dated: 10-25-2021

Interest From 10/22/2021 to the Date of Sheriff's Sale at per diem rate of \$6.43	
(Costs to be added)	
Balara M. Ed	utti
Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	
Deputy	

\$59.245.02

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

Complaint \$ 134.75 pd

Judgmani \$ 25.00 pd

Writ \$ 25.00 pd

Salicty \$ 10.00

1	. 4			

KML Law Group, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2021-CV-723

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KARNS, B. KAREEN
B. KAREEN KARNS
160 Mill Street
Benton, PA 17814

Your house at 160 Mill Street, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on 200 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$59,245.02 obtained by U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The sale will be cancelled if you pay to U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmllawgroup.com (KML File Number 179139FC). Para informacion en espanol puede communicarse con Home Retention al 1-866-413-2311.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
- 8. You may contact the Foreclosure Resource Center: http://www.philadelphiafed.org/foreclosure/

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

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THENCE by lands now or formerly of J.J. Nather and Bloomsburh & Sullivan R. R. Company, now Reading Company, south 24 degrees 62 ½ feet to an iron pin corner;

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THENCE by the State Road north 3 degrees 15 minutes east 66-1/2 feet to the place of beginning. Upon which is erected a one-story frame bungalow.

This Document May Not Sell, Convey, Transfer, Include Or Insure The Title To The Coal And Rights Of Support Underneath The Surface Land Described Or Referred To Herein, And The Owner Or Owners Of Such Coal May Have The Complete Legal Right To Remove All Of Such Coal And, In That Connection, Damage May Result To The Surface Of The Land And Any House, Building Or Other Structure On Or In Such Land. The Inclusion Of This Notice Does Not Enlarge, Restrict Or Modify Any Legal Rights Or Estates Otherwise Crated, Transferred, Excepted Or Reserved By This Instrument.

Subject to easements, restrictions, and covenants of record, if any.

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814

PROPERTY ID NUMBER: 02-03-025

BEING THE SAME PREMISES WHICH L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW BY DEED DATED 7/3/1998 AND RECORDED 9/9/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 699 AT PAGE 0926, GRANTED AND CONVEYED UNTO L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW, NOW DECEASED AND B. KAREEN KARNS.

160 mill Street Benton

REAL ESTATE OUTLINE

DATE RECEIVED 10-25-2021

ED# 2021 ED 64	
DOCKET AND INDEX 202	11 - CV - 723
CHECK FOR PROPER INFO.	
WRIT OF EXECUTION	* X
COPY OF DESCRIPTION	×
WHEREABOUTS OF LKA	×
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$2,000.00 OR	CK# 949781 ≥ \$ 1350, a
IF ANY OF ABOVE IS MISSIN	C DO NOT DDOCFFD
IF ANT OF ADOVE IS MISSIN	IG DO NOT PROCEED
SALE DATE	Jan altabas TIME 9:00
POSTING DATE	Sar, Dio Con Thirt
ADV. DATES FOR NEWSPAPER	1 ST WEEK 5 ^m
THE VIETE TORTHER DIVINITION OF THE PROPERTY O	2 ND WEEK 12 th
	3 RD WEEK 19 th
	J WEEK 19

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 215-627-1322

2021 OCT 25 A 11:53

Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-0UP

NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper

8950 Cypress Waters Boulevard

Coppell, TX 75019

Plaintiff

VS.

B. KAREEN KARNS

Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

2021 ED 64

AFFIDAVIT PURSUANT TO RULE 3129

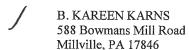
U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:



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

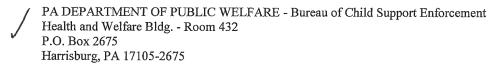
B. KAREEN KARNS 588 Bowmans Mill Road Millville, PA 17846

2. Name and address of Defendant(s) in the judgment:

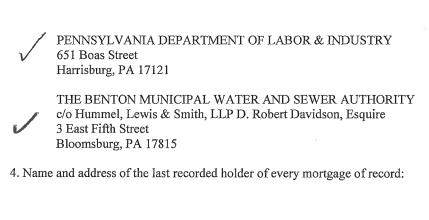


3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

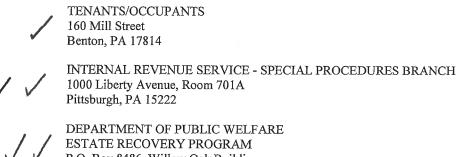
DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815







- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.



ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor
Harrisburg, PA 17128

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

Date:10/21/21	Stephanie a Valgar
	KML LAW GROUP, P.C. Michael McKeever Pa. ID 56129 Lisa Lee Pa. ID 78020 Kristina G. Murtha ID 61858 Brian C. Nicholas Pa. ID 317240 Caitlin Donnelly Pa. ID 311403 Rebecca A. Solarz Pa. ID 315936 Nicholas J. Zabala Pa. ID 320737 Maria D. Miksich Pa. ID 319383 J. Eric Kishbaugh Pa. ID 33078 X Stephanie A. Walczak Pa. ID 320431

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Subject to easements, restrictions, and covenants of record, if any.

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814

PROPERTY ID NUMBER: 02-03-025

BEING THE SAME PREMISES WHICH L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW BY DEED DATED 7/3/1998 AND RECORDED 9/9/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 699 AT PAGE 0926, GRANTED AND CONVEYED UNTO L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW, NOW DECEASED AND B. KAREEN KARNS.

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVI	CE INSTRUCTIONS	
	ociation, not in its individual capacity but solely as Trustee for R2 Mortgage Backed Notes, Series 2021-NR2	COURT NUMBER 2021-CV-723
EFENDANT/S/ . KAREEN KARNS		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., T B. KAREEN KARNS	O SERVICE
─ ✓	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., St 160 Mill Street, Benton, PA 17814 (Borough of Benton)	tate and ZIP Code)

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE POST HANDBILL

SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.

Barbara Hand

TELEPHONE NUMBER (215) 627-1322

DATE October 21, 2021

ADDRESS OF ATTORNEY

KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106

KML LAW GROUP, P.C. Suite 5000

Suite 5000 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.com (215) 627-1322 Fax (215) 627-7734

October 21, 2021

RE: Docket # 2021-CV-723

ATTENTION: Columbia County Sheriff

We would like to bring to your attention that the following defendant(s):

B. KAREEN KARNS

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you, Judgment Department KML LAW GROUP, P.C. Main - (215) 627-1322 Fax - (215) 627-7734 KML Law Group, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 ATTORNEY FOR PLAINTIFF FILED PROTHONOTARY

2021 OCT 25 A II: 55

CLERK OF COURTS OFFI

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

vs.

B. KAREEN KARNSMortgagor(s) and Record Owner(s)
160 Mill Street

Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

X Stephanie A. Walczak Pa. ID 320431

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322 Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

Plaintiff

vs.

B. KAREEN KARNS Mortgagor(s) and Record Owner(s) 160 Mill Street Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

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X Stephanie A. Walczak Pa. ID 320431

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322 Attorney for Plaintiff

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2 c/o Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Boulevard Coppell, TX 75019

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Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

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J. Eric Kishbaugh Pa. ID 33078

X Stephanie A. Walczak Pa. ID 320431

SHORT DESCRIPTION

DOCKET # 2021-CV-723

ALL THAT CERTAIN lot of land situate in Borough of Benton, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 160 Mill Street, Benton, PA 17814

SOLD as the property of B. KAREEN KARNS

TAX PARCEL #02-03-025

ATTORNEY: KML Law Group, P.C.

Document Receipt

Trans # 18

18695 Carrier / service:

USPS Server First-Class Mail®

11/15/2021 12:00:00

MA

Ship to:

COMMON OF PENNS DEPT OF

INHERITANCE TAX DIVISION

REVENUE

1131 STRAWBERRY SQUARE 6TH

FLOOR

Tracking #:

71901140006000181010

Doc Ref#:

2021ED64

Postage

5.8600

Document Receipt

Trans # 18694 Carrier / service: USPS Server First-Class Mail® 11/15/2021 12:00:00 AM

Ship to:

TPL CASUALTY UNIT DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING Tracking #: 71901140006000181003

P.O. BOX 8486 Doc Ref #: 2021ED64 ESTATE RECOVERY PROGRAM Postage 5.8600

Document Receipt

Trans # 18692 Carrier / service: USPS Server First-Class Mail® 11/15/2021 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000180983

Doc Ref #: 2021ED64

Postage 5.8600

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Ship to:

IRS INTERNAL REVENUE OF

JUSTICE

1000 LIBERTY AVENUE Tracking #: 71901140006000180976

ROOM 701A Doc Ref #: 2021ED64 Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000180969

Doc Ref #: 2021ED64

Postage 5.8600

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000180969

Doc Ref #: 2021ED64

Postage 5.8600

Document Receipt

Trans # 18689 Carrier / service: USPS Server First-Class Mail® 11/15/2021 12:00:00

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000180952

Doc Ref #: 2021ED64

Postage 5.8600

Document Receipt

Trans# 18693 USPS Server 11/15/2021 12:00:00 Carrier / service: First-Class Mail®

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

1150 FIRST AVENUE

SUITE 1001

Tracking #: Doc Ref #:

71901140006000180990

Postage

2021ED64 5.8600

KING OF PRUSSIA

PA 19406

PAY TO THE Sheriff of Columbia County SUITE 5000 701 MARKET ST. PHILADELPHIA, PA 19106 (215) 627-1322 info@kmllawgroup.com KML LAW GROUP, P.C. One Thousand Three Hundred And Fifty And 00 / 100 Bloomsburg, PA 17815 Sheriff of Columbia County Sheriff's Office PO Box 380 Firstrust Bank 3-7380/2360 Mortgage Cash Account Void After 180 Days October 21, 2021 \$ 1350.00 Dollars

TOWERFY AUTHENTICITY SEE REVERSESIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

"444499" ::538053801: 8000085745"