

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 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 PURCHASE \$ 2770.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Ed D. Kelly

TOTAL DUE: \$ 2770.78

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1420.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOC

vs.

Defendant
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	\$71.75
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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	Invoice Date: 04/28/2022 8:29:41 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: CSD

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
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			
	TOTAL CHARGES	\$71.75		
	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.kmlawgroup.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 KARNES
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 postsale@kmlawgroup.com 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@kmlawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #179139FC

REV-183

Bureau of Individual Taxes
Po Box 280603
Harrisburg, Pa 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) U.S. Bank National Association*	
Mailing Address PO Box 380		Mailing Address 8950 Cypress Waters Boulevard			
City Bloomsburg	State PA	ZIP Code 17815	City Coppell	State TX	ZIP Code 75019

SECTION II REAL ESTATE LOCATION

Street Address 160 Mill Street		City, Township, Borough Benton – Borough of Benton	
County Columbia	School District Benton Area	Tax Parcel Number 02-03-025	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 2,715.46	2. Other Consideration + 0.00	3. Total Consideration = 2,716.45
4. County Assessed Value 20,004.00	5. Common Level Ratio Factor x 5.18	6. Computed Value = 103,620.72

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 103,620.72	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

*not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes, Series 2021-NR2

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name KML Law Group, P.C.		Telephone Number (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center		City Philadelphia	State ZIP Code PA 19106

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Stephanie A Valgar</i>	Date 2/11/22
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

SHERIFF'S SALE COST SHEET

64-21
703-21 CV

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>509.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1600.70</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1850.70</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>270.00</u>
MISC. _____	\$	_____
_____	\$	_____
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2716.45

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)

FILED
PROTHONOTARY

2021 OCT 25 A 11:54

CLERK OF COURTS
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021-CV-723

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:

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 Feitner

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. mail

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@kmlawgroup.com



KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

179139FC
Sale Date: 01/26/2022
\$59,245.02

**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

vs.

B. KAREEN KARNS
Mortgagor(s) and Record Owner(s)

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

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:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ () 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.

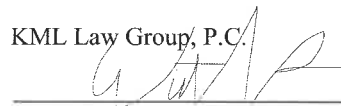
- ☐ () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Published in accordance with court order. Copy of publication attached.

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

KML Law Group, P.C.


Winter Dunn
Legal Assistant



SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 29, 2021



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

© 2021 Columbia County Sheriff's Office, PA 17846

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: B. KAREEN KARNS

Primary Address: 588 BOWMANS MILL ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address: 160 MILL STREET
BENTON, PA 178104

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Clay Morris

Relation: Cousin

Date: 11-24-21

Time: 1233

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.



KARNS, B. KAREEN

2021CV723

588 BOWMANS MILL ROAD, MILLVILLE, PA 17846

NO EXPIRATION

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



1369167


Dated:

141

③

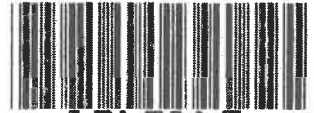
[illegible]



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
18	656611	2366167874	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.730	\$0.47
24	656613	2366167880	TENANTS/OCCUPANTS 160 Mill Street Benton, PA 17814	\$0.730	\$0.47
25	656606	2366167881	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.730	\$0.47
27	656607	2366167883	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.730	\$0.47
					

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

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



1369167

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee

P.O. BOX 2070
Harrisburg, PA 17105-2675

Totals \$102.9

Grand Total:



KML Law Group, P.C.

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

3129@kmlawgroup.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@kmlawgroup.com



Proof of mailing, email: PostSale@kmlawgroup.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

**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.

Stephanie A Walczak

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

☒ Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff



- 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

Cert. mail

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

11/30/21 @ 14:25

- Name and address of the last recorded holder of every mortgage of record:
- 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:
- 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.
- 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.

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

Cert mail

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

Cert. mail

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 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 Walczak

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
☒ 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 pin corner by the tail race;

THENCE by lands now or formerly of J.J. Nather and Bloomsburgh & 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 fails 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 against 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 connection 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

REAL ESTATE TAX CERTIFICATION

Date: 12/09/2021

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

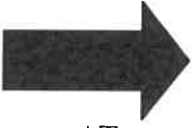
Assessment: 20,004
Balances as of 12/09/2021

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

By: Columbia Co Sheriff Per: _____

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes Series	COURT NUMBER 2021-CV-723	
DEFENDANT/S/ B. KAREEN KARNs	TYPE OF WRIT OR <u>COMPLAINT</u> NOTICE OF SALE	

SERVE  AT	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 <i>Michael T. McKeever</i>	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@kmlawgroup.com (KML File Number 179139FC). Para informacion en espanol puede comunicarse 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.**

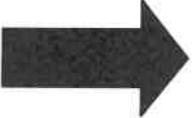
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value 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 individual capacity but solely as Trustee for the CIM TRUST 2021-NR2 Mortgage Backed Notes Series	COURT NUMBER 2021-CV-723	
DEFENDANT/S/ B. KAREEN KARNs	TYPE OF WRIT OR COMPLAINT NOTICE OF SALE	

SERVE  AT	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 <i>Michael T. McKeever</i>	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

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B. KAREEN KARNS
 160 Mill Street
 Benton, PA 17814

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AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

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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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

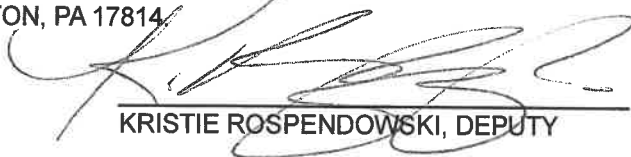


U.S. BANK NATIONAL ASSOC
vs.
B. KAREEN KARNS

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 15, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

64

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 160 MILL STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

FRONT PORCH

Relation:

Date:

12/14/21

Time:

641

Deputy:

4

Mileage:

Attorney/Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2021CV723

160 MILL STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 29, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	64
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	B. KAREEN KARNS
Primary Address:	588 BOWMANS MILL ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	160 MILL STREET BENTON, PA 178104) Vacant
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other		
Adult In Charge:	Clay Morris		
Relation:	Cousin		
Date:	11-24-21	Time:	1233
Deputy:	7	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KARNS, B. KAREEN

2021CV723

588 BOWMANS MILL ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS
Go to Office

Serve To:

Name: Carolyn S. Remley

Primary Address: PO Box 270
Benton, PA 17814

Phone: 570-925-2432 DOB:

Alternate Address: 347 HURLEY STREET 355
P.O. BOX 270
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Benton Tax Collector

Relation:

Date: 11-30-21

Time: 1519

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

11-24-21

Time:

1147

Mileage:

Deputy:

7

2

3

4

5

6

Service Attempt Notes:

1. Un-able to locate address
2. According to Mrs. Remley they do not owe any back taxes
- 3.
- 4.
- 5.
- 6.

REMLEY, CAROLYN S.

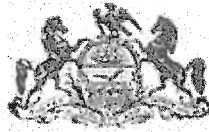
2021CV723

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: BENTON MUNICIPAL WATER SEWER AUTH

Primary Address: C/O ROBERT DAVIDSON
3 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Robert Davidson

Relation:

Date: 11-30-21

Time: 1425

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BENTON MUNICIPAL WATE

2021CV723

C/O ROBERT DAVIDSON, 3 EAST FIFTH STREET, BLOOM: NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 160 MILL STREET
BENTON, PA 178104

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 11-24-21

Time: 1124

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2021CV723

160 MILL STREET, BENTON, PA 178104

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debbie Howen

Relation:

Clerk

Date:

11/22/21

Time:

1355

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts: 3

Date:

Time:

Mileage:

Deputy:

1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2021CV723

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KARNS, B. KAREEN

Case Number
2021CV723

SERVICE COVER SHEET

Service Details:

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 RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia Co	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	SHELLEY FETNER	
Relation:	CLERK	
Date:	11/22/21	Time: 1400
Deputy:	4	Mileage:

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798
-------	---------------------	--------	----------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF

2021CV723

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

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

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: **1233442**
Description: **Kareen Karns Sale**
Run Dates: **01/05/22 to 01/19/22**
Class: **2**
Agate Lines: **246**
Blind Box:

Total Ad Cost \$1,600.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/05/22	01/19/22	3	\$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 on:

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'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 pin corner by the tail race;

THENCE by lands now or formerly of J.J. Nather and Bloomsburg & 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 Or 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 Created, 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 fails 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 against 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 connection 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, PC
PHILADELPHIA, 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 KARNES
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:

PREMISES: 160 Mill Street, Benton, PA 17814

AMOUNT DUE \$59,245.02

Interest From 10/22/2021
to the Date of Sheriff's Sale
at per diem rate of \$6.43

(Costs to be added)

Dated:

10-25-2021

Barbara N. Silvestri

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

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

Complaint \$ 134.75 pd
Judgment \$ 25.00 pd
Writ \$ 25.00 pd
Satisfy \$ 10.00
Chenli

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 Jan. 26th 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@kmlawgroup.com (KML File Number 179139FC). Para informacion en espanol puede comunicarse 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

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 pin 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 ½ 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.

Benton Boro
02-03-025

160 mill Street
Benton

REAL ESTATE OUTLINE

DATE RECEIVED 10-25-2021

ED # 2021 ED 64

DOCKET AND INDEX 2021 - CV - 723

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

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 : \$1350.00

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

SALE DATE

Jan. 26th 2022 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

5th

2ND WEEK

12th

3RD WEEK

19th

KML LAW GROUP, P.C.

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

FILED
PROTHONOTARY

2021 OCT 25 A 11:53

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 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

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 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 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.

✓ 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.

Date: 10/21/21

Stephanie A Walczak
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
☒ Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

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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 SERVICE INSTRUCTIONS			
PLAINTIFF/S/ 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		COURT NUMBER 2021-CV-723	
DEFENDANT/S/ B. KAREEN KARNS		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
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 (Borough of Benton)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Barbara Hand</i>		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
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.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 11:55

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

**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 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

☒ Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

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

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

☒ Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

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

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
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

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 #	18695	Carrier / service:	USPS Server	First-Class Mail®	11/15/2021 12:00:00 AM
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Ship to:

COMMON OF PENNS DEPT OF
REVENUE

INHERITANCE TAX DIVISION

1131 STRAWBERRY SQUARE 6TH
FLOOR

Tracking #: 71901140006000181010

Doc Ref #: 2021ED64

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000181003

P.O. BOX 8486

Doc Ref #: 2021ED64

ESTATE RECOVERY PROGRAM

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000180983

Doc Ref #: 2021ED64

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18691	Carrier / service:	USPS Server	First-Class Mail®	11/15/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #:	71901140006000180976
Doc Ref #:	2021ED64
Postage	5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	18690	Carrier / service:	USPS Server	First-Class Mail®	11/15/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000180969

Doc Ref #: 2021ED64

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000180969

Doc Ref #: 2021ED64

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000180952

Doc Ref #: 2021ED64

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000180990
Doc Ref #:	2021ED64
Postage	5.8600

KING OF PA 19406
PRUSSIA

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 3 SECURITY FEATURES

179139

KML LAW GROUP, P.C.

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

PAY TO THE
ORDER OF

Sheriff of Columbia County

Firsttrust Bank
3-7380/2360

94,978.1

October 21, 2021

\$ 1350.00

Dollars

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff of Columbia County
Sheriff's Office PO Box 380
Bloomsburg, PA 17815

Memo: KARNNS, 179139FC



Mortgage Cash Account Void After 180 Days

⑈94978.1⑈ ⑆23607380⑆ 80000827795⑈