

# FRIEDMAN VARTOLO

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1325 Franklin Avenue, Suite 160, Garden City, NY 11530  
t: (212) 471-5100 f:(212) 471-5150  
friedmanvartolo.com

Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

June 11, 2025

**RE: Sale Date: 07/16/2025; 33 Valley Road, Berwick, PA 18603; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5 v. JESSICA R. KARNS, Case ID: 2024-CV-1293**

Dear Columbia County Sheriff's Office,

My firm represents the Plaintiff in the above-referenced mortgage foreclosure action. On behalf of my client, I request that the Sheriff's sale scheduled for **July 16, 2025 be STAYED.**

Please contact me with any questions or concerns.

Sincerely,

**FRIEDMAN VARTOLO LLP**

S/ Dana Marks  
Dana Marks, Esq.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain**  
Sheriff

**Michael A. Beyer**  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JESSICA KARNIS (et al.)

**Case Number**  
2024CV1293

**PROPERTY ADDRESS**

33 VALLEY ROAD, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
04/08/2025	Advance Fee	Advance Fee	3229	\$0.00	\$2,000.00
04/08/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/08/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/08/2025	Crying Sale			\$10.00	\$0.00
04/08/2025	Docketing			\$15.00	\$0.00
04/08/2025	Levy			\$15.00	\$0.00
04/08/2025	Mailing Costs			\$66.00	\$0.00
04/08/2025	Posting Handbill			\$15.00	\$0.00
04/08/2025	Sheriff Automation Fund			\$50.00	\$0.00
04/08/2025	Web Posting			\$100.00	\$0.00
06/11/2025	Service			\$255.00	\$0.00
06/11/2025	Service Mileage			\$24.00	\$0.00
06/11/2025	Tax Claim Search			\$15.00	\$0.00
06/11/2025	Surcharge			\$60.00	\$0.00
06/11/2025	Copies			\$8.50	\$0.00
06/11/2025	Notary Fee			\$15.00	\$0.00
06/11/2025	Refund	(PAID 06/11/2025)	9639	\$1,319.00	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 06/11/2025

Fee: \$15.00

Cert. NO: 49598

BUTZ JENNIFER M  
4006 MAPLE GROVE ROAD  
STILLWATER PA 17878

District: BENTON TWP  
Deed: 20080 - 6702  
Location: 4006 MAPLE GROVE RD  
Parcel Id: 03 -04A-003-01,000

Assessment: 26,488  
Balances as of 06/11/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: dk

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 06/11/2025

Fee: \$15.00

Cert. NO: 49594

BUTZ JENNIFER M  
4006 MAPLE GROVE ROAD  
STILLWATER PA 17878

District: BENTON TWP  
Deed: 20080 - 6702  
Location: 4006 MAPLE GROVE RD  
Parcel Id: 03 -04A-003-01,000

Assessment: 26,488  
Balances as of 06/11/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2025	PRM25	COUNTY	418.84	0.00		-418.84	0.00
2025	PRM25	MUNICIPAL	207.67	0.00		-207.67	0.00
TOTAL			\$626.51				\$0.00

By: dh.

Per: \_\_\_\_\_

03-04A-603-01,000  
Sheriff

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025-ED-41

IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held at:

ONLINE: [Bid4Assets.com/ColumbiaPASheriffSales](https://Bid4Assets.com/ColumbiaPASheriffSales)

DATE: August 20<sup>th</sup> 2025

TIME: 9:00 A.M., local time

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

THE LOCATION of your property to be sold is:

**4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2025-CV-230

JUDGMENT AMOUNT \$43,482.15

**THE NAMES OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ**

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

no back-taxes  
Current taxes Pd  
for Cty + Twp.

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 06/11/2025

Fee: \$15.00

Cert. NO: 49597

MCDANIELS JANA E CHANTELLE  
JAMES DANIEL CELONA  
33 VALLEY ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20250 - 3185  
Location: 33 VALLEY RD  
Parcel Id: 07 -03C-031-00,000

Assessment: 28,098  
Balances as of 06/11/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: dh.

\* no county + Top bill - the prior owners had veterans exemption.

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

Sheriff  
07-03C-031-00,000

no back taxes.

no county + Twp  
tax bill.

They had veterans  
exemption

(Property sold - now  
taxable for  
School

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

-----x  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

CASE NO.: 2024-CV-1293

CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant(s)

-----x  
**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

**TO:** Jessica R. Karns at 250 Campbell Drive, Mountain Home, AR 72653 and 33 Valley Road, Berwick, PA, 18603; Jean Marie Kreischer at 250 Campbell Drive, Mountain Home, AR 72653 and 33 Valley Road, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 33 Valley Road, Berwick, PA 18603, owned by Jessica R. Karns and Jean Marie Kreischer, scheduled to be sold at Sheriff's Sale on July 16<sup>th</sup> 2025 at 9:00am, prevailing time, at, <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$184,229.85, plus fees, costs and other charges obtained by U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 against Jessica R. Karns and Jean Marie Kreischer.

**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 in its capacity as Indenture Trustee of CIM Trust 2021-R5, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).

**This Deed**, made the 7<sup>th</sup> day of January, 2024,

**Between**

**JEAN MARIE KREISCHER, Widow, of 250 Campbell Drive, Mountain Home  
Arkansas, 72653,**

(hereinafter called the Grantor), of the one part, and

**JESSICA R. KARNS, Married, of 33 Valley Road, Berwick PA 18603,**

(hereinafter called the Grantee), of the other part,

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX AS IT  
IS A TRANSFER FROM PARENT TO CHILD.**

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One and & 00/100 (\$1.00)** DOLLAR lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner,

ALL those two certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a corner on the public road leading from Summerhill to Nelson Michael's in line of land now or late of the Summerhill Grave Yard; thence along said Grave Yard and land now or late of Robert Jones Four Hundred Nineteen (419) feet to a corner in line of other land now or late of C.R. Jones, sometimes knows as Robert Jones, et ux; thence along the same in an Easterly direction, Two Hundred Seventy-Six (276) feet to land now or late of Robert Jones, et ux; thence along said land in a Northerly direction, Three Hundred Ninety-Three (393) feet to the public road aforesaid; thence along said public road in a Westerly direction, Two Hundred Ninety-Six (296) feet to the place of beginning.

EXCEPTING, however, adverse conveyance to Summerhill Cemetery Association by deed dated July 17, 1962, and recorded July 30, 1962, in Deed Book Volume 214, Page 214 (Parcel of land 36 feet wide and 308 feet in depth and adjacent to Summerhill Cemetery Land).

# 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 05/08/2025

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **275420**  
Description: **Karns - Kreischer Sale**  
Run Dates: **06/25/2025 - 07/09/2025**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **979**  
Lines: **110**  
Agate Lines: **294**  
Depth: **12.22**  
Blind Box:

**Total Ad Cost \$2,086.70**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	2,086.70

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2024CV1293**

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 [www.bid4assets.com/](http://www.bid4assets.com/) ColumbiaPASheriffSales on:

**WEDNESDAY, JULY 16, 2025**  
**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 those two certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 : BEGINNING at a corner on the public road leading from Summerhill to Nelson Michael's in line of land now or late of the Summerhill Grave Yard; thence along said Grave Yard and land now or late of Robert Jones Four Hundred Nineteen (419) feet to a corner in line of other land now or late of C.R. Jones, sometimes known as Robert Jones, et ux; thence along the same in an Easterly direction, Two Hundred Seventy-Six (276) feet to land now or late of Robert Jones, et ux; thence along said land in a Northerly direction, Three Hundred Ninety-Three (393) feet to the public road aforesaid; thence along said public road in a Westerly direction, Two Hundred Ninety-Six (296) feet to the place of beginning.

EXCEPTING, however, adverse conveyance to Summerhill Cemetery Association by deed dated July 17, 1962, and recorded July 30, 1962, in Deed Book Volume 214, Page 214 (Parcel of land 36 feet wide and 308 feet in depth and adjacent to Summerhill Cemetery Land).

PARCEL NO. 2: BEGINNING at a stone at the Northeast corner of land now or late of C.R. Jones, at the intersection of the Salem and Huntington Public Roads; thence in a Westerly direction along said Salem Public Road, a distance of One Hundred Ten (110) feet to a stone; thence in a Southerly direction through lands now or late of C.R. Jones a distance of Four Hundred (400) feet to a stone; thence in an Easterly direction through lands now or late of C.R. Jones, a distance of One Hundred Ten (110) feet to the Huntington Public Road; thence in a Northerly direction along the Huntington Public Road, a distance of Four Hundred (400) feet to the place of beginning. Containing about (1) acre of land, more or less.

EXCEPTING, however, the parcel of land conveyed to John O. Kreischer, et ux, dated September 18, 1959, and recorded in Deed Book 197 at Page 244.

BEING the premises granted and conveyed from Marlin Henrie and Ruth Ann Henrie, his wife, to John R. Kreischer and Jean Marie Kreischer, his wife, by Deed dated September 8, 1976 and recorded on September 29, 1976 in the Columbia County Recorder of Deeds Office in Deed Book 278 at Page 475. John R. Kreischer died on January 20, 2015, leaving Jean Marie Kreischer, Grantor herein, the sole owner by the doctrine of tenants by the entireties.

PIN: 07-03C-03-100

BEING the same premises which Jean Marie Kreischer, widow, by Deed dated January 7, 2021 and recorded in the Official Records of Columbia County on January 19, 2021, as Instrument Number 202100534 granted and conveyed unto Jessica R. Karns, married, 33 valley Road, Berwick, PA 18603

Tax Parcel Number: 07 -03C-031-00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff  
Judgment Amount: \$184,229.85  
Premise Being: 33 Valley Road, Berwick, PA 18603  
Seized and sold as the property of Jessica R. Karns  
Judgment Number 2024-CV-1293 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v. Jessica R. Karns, Jean Marie Kreischer)  
Dated April 4, 2025

PROPERTY ADDRESS: 33 VALLEY ROAD, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 07-03C-031-00-0000

Seized and taken into execution to be sold as the property of JESSICA KARNs, JEAN MARIE KREISCHER 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:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

NO.: 2024-CV-1293

2025-ED-26

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JESSICA R. KARNES; JEAN MARIE KREISCHER,  
Defendant(s)

-----X  
**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania  
County of Columbia  
TO THE SHERIFF OF COLUMBIA COUNTY:

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

33 Valley Road, Berwick, PA 18603

A legal description of the real property subject to the Writ of Execution is attached.

Amount of Judgment	\$184,229.85
Interest from March 04, 2025 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____

Interest to accrue at 6% from March 04, 2025  
to Sale

4/7/25  
\_\_\_\_\_  
(SEAL)

Stephanie Stroup  
Prothonotary, Common Pleas Court  
of Columbia County

Ronald Antonio  
\_\_\_\_\_  
Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	07/07/2025
		Warrant:	
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	33 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	6/16/25	Time:	1111
Deputy:	8	Mileage:	

### Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
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### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2024CV1293

33 VALLEY ROAD, BERWICK, PA 18603

EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JESSICA KARNs (et al.)


Case Number  
2024CV1293

## SHERIFF'S RETURN OF SERVICE

06/10/2025 11:11 AM - DEPUTY DALE B. COOMBE, 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 33 VALLEY ROAD, BERWICK, PA 18603.

  
\_\_\_\_\_  
DALE B. COOMBE, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2025

### NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP 1325 FRANKLIN AVENUE, SUITE 230 GARDEN CITY, NY 11530

# 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 04/17/2025

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **275420**  
Description: **Karns - Kreischer Sale**  
Run Dates: **06/25/2025 - 07/09/2025**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **979**  
Lines: **110**  
Agate Lines: **294**  
Depth: **12.22**  
Blind Box:

**Total Ad Cost \$2,086.70**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	2,086.70

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2024CV1293**

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**At 9:00 O'CLOCK A.M.**

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BEING the premises granted and conveyed from Marlin Henrie and Ruth Ann Henrie, his wife, to John R. Kreischer and Jean Marie Kreischer, his wife, by Deed dated September 8, 1976 and recorded on September 29, 1976 in the Columbia County Recorder of Deeds Office in Deed Book 278 at Page 475. John R. Kreischer died on January 20, 2015, leaving Jean Marie Kreischer, Grantor herein, the sole owner by the doctrine of tenants by the entireties.

PIN: 07-03C-03-100

BEING the same premises which Jean Marie Kreischer, widow, by Deed dated January 7, 2021 and recorded in the Official Records of Columbia County on January 19, 2021, as Instrument Number 202100534 granted and conveyed unto Jessica R. Karns, married. 33 valley Road, Berwick, PA 18603

Tax Parcel Number: 07 -03C-031-00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff  
Judgment Amount: \$184,229.85  
Premise Being: 33 Valley Road, Berwick, PA 18603  
Seized and sold as the property of Jessica R. Karns  
Judgment Number 2024-CV-1293 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v. Jessica R. Karns, Jean Marie Kreischer)  
Dated April 4, 2025

PROPERTY ADDRESS: 33 VALLEY ROAD, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 07-03C-031-00-0000

Seized and taken into execution to be sold as the property of JESSICA KARNs, JEAN MARIE KREISCHER 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:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: April 14, 2025

Re: Sheriffs Sale Advertising Dates

U.S. BANL NATIONAL ASSOCIATION  
VS.  
JESSICA R. KARNS : JEAN MARIE KREISCHER

No. 1293 of 2024 J.D. and No. 26 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	JUNE 25TH 2025
2 <sup>nd</sup> Week	JULY 2ND 2025
3 <sup>rd</sup> Week	JULY 9TH 2025

SALE DATE: **JULY 16TH 2025 @ 9:00 a.m**

**I will expose the following described property at public sale at [ww.bid4assets.com/ColumbiaPASheriffSales](http://ww.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY NO.: 2024-CV-1293  
IN ITS CAPACITY AS INDENTURE TRUSTEE  
OF CIM TRUST 2021-R5,

Plaintiff,

vs.

JESSICA R. KARNS, JEAN MARIE  
KREISCHER;

Defendant(s).

-----X  
**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff, U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 33 Valley Road, Berwick, PA 18603.

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

Jessica R. Karns  
33 Valley Road  
Berwick, PA 18603

Jessica R. Karns  
250 Campbell Drive  
Mountain Home, AR 72653

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

Commonwealth of Pennsylvania Department of Human Services  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania Department of Human Services  
Bureau of Child Support Enforcement  
25 S. Front Street  
Harrisburg, PA 17101

Internal Revenue Service Advisory  
1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

US Department of Justice U.S. Attorney for the Middle District of PA  
Federal Building 228 Walnut Street, Suite 220 PO Box 11754  
Harrisburg, PA 17108

Columbia County Tax Claim Bureau/Assessor  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes Inheritance  
Tax Division  
PO Box 280601  
Harrisburg, PA 17128

Tenants/Occupants  
33 Valley Road  
Berwick, PA 18603

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

Date: April 4, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)

Jessica R. Karns  
33 Valley Road  
Berwick, PA 18603

Jessica R. Karns  
250 Campbell Drive  
Mountain Home, AR 72653

Jean Marie Kreischer  
33 Valley Road  
Berwick, PA 18603

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

N/A

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5  
1 Federal Street, 3rd Floor  
Boston, MA 02110

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:

N/A

6. Name and Address of Every Other Person Who has Any Record Interest in the Property and Whose Interest May be Affected by the Sale:

N/A

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.

X Commonwealth of Pennsylvania - Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division  
6th Floor, Strawberry Square, Department 280601  
Harrisburg, PA 17128

X Commonwealth Of Pennsylvania Department Of Public Welfare Tpl Casualty Unit Estate  
Recovery Program  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN NO.: 2024-CV-1293  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant

-----X  
**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned counsel has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center, and the states that, upon information and belief, the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

This statement is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)

**FRIEDMAN VARTOLO LLP**

1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

**FRIEDMAN VARTOLO LLP**

1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN NO.: 2024-CV-1293  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF CIVIL ACTION  
CIM TRUST 2021-R5,

Plaintiff MORTGAGE FORECLOSURE

v.

JESSICA R. KARNIS; JEAN MARIE KREISCHER,  
Defendant

-----X  
**CERTIFICATE OF COMPLIANCE**

The undersigned attorney for Plaintiff certifies that the Praecipe for Writ of Execution and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date: 4/4/2025



Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
*Attorneys for Plaintiff*

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS NO.: 2024-CV-1293  
CAPACITY AS INDENTURE TRUSTEE OF CIM  
TRUST 2021-R5,

2025-ED-26

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant(s)

-----X  
**PRAECIPE FOR WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Kindly issue the Writ of Execution in the above matter.

A description of the real property to the subject to the writ of execution is attached.

Amount of Judgment	\$184,229.85
Interest from March 04, 2025 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____

Interest to accrue at 6% from March 04, 2025  
to Sale

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)
- Robert Flacco, Esq. (325024)
- Danielle Johnson, Esq. (334703)

FILED  
PROTHONOTARY  
2025 APR -7 AM 10:51  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----x  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

NO.: 2024-CV-1293

2025-ES-26

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JESSICA R. KARNIS; JEAN MARIE KREISCHER,  
Defendant(s)

-----x  
**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania  
County of Columbia  
TO THE SHERIFF OF COLUMBIA COUNTY:

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

33 Valley Road, Berwick, PA 18603

A legal description of the real property subject to the Writ of Execution is attached.

Amount of Judgment	\$184,229.85
Interest from March 04, 2025 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____

Interest to accrue at 6% from March 04, 2025  
to Sale

4/7/25  
\_\_\_\_\_  
(SEAL)

Stephanie Brown  
Prothonotary, Common Pleas Court  
of Columbia County

\_\_\_\_\_  
Deputy

Sharon & Clerk of Sev. Courts

My Com. Ex. 1st Monday of 2028

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY NO.: 2024-CV-1293  
IN ITS CAPACITY AS INDENTURE TRUSTEE  
OF CIM TRUST 2021-R5,  
Plaintiff,

vs.

JESSICA R. KARNS, JEAN MARIE  
KREISCHER;  
Defendant(s).

-----X  
**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff, U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 33 Valley Road, Berwick, PA 18603.

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

Jessica R. Karns  
33 Valley Road  
Berwick, PA 18603

Jessica R. Karns  
250 Campbell Drive  
Mountain Home, AR 72653

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

Jessica R. Karns  
33 Valley Road  
Berwick, PA 18603

Jessica R. Karns  
250 Campbell Drive  
Mountain Home, AR 72653

Jean Marie Kreisler  
33 Valley Road  
Berwick, PA 18603

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:  
N/A

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5  
1 Federal Street, 3rd Floor  
Boston, MA 02110

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:  
N/A

6. Name and Address of Every Other Person Who has Any Record Interest in the Property and Whose Interest May be Affected by the Sale:  
N/A

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.

Commonwealth of Pennsylvania - Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division  
6th Floor, Strawberry Square, Department 280601  
Harrisburg, PA 17128

Commonwealth Of Pennsylvania Department Of Public Welfare Tpl Casualty Unit Estate Recovery Program  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

Commonwealth of Pennsylvania Department of Human Services  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania Department of Human Services  
Bureau of Child Support Enforcement  
25 S. Front Street  
Harrisburg, PA 17101

Internal Revenue Service Advisory  
1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

US Department of Justice U.S. Attorney for the Middle District of PA  
Federal Building 228 Walnut Street, Suite 220 PO Box 11754  
Harrisburg, PA 17108

Columbia County Tax Claim Bureau/Assessor  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes Inheritance  
Tax Division  
PO Box 280601  
Harrisburg, PA 17128

Tenants/Occupants  
33 Valley Road  
Berwick, PA 18603

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

Date: April 4, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- 
- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
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**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN NO.: 2024-CV-1293  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant

-----X  
**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned counsel has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center, and the states that, upon information and belief, the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

This statement is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN NO.: 2024-CV-1293  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF CIVIL ACTION  
CIM TRUST 2021-R5,  
Plaintiff MORTGAGE FORECLOSURE


v.

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant

-----X  
**CERTIFICATE OF COMPLIANCE**

The undersigned attorney for Plaintiff certifies that the Praecipe for Writ of Execution and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date: 4/4/2025

  
\_\_\_\_\_  
 Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
*Attorneys for Plaintiff*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 26

**Manner:** Adult in Charge **Expires:** 07/07/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 07/16/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 33 VALLEY ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge  Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 4/14/25 **Time:** 9:55

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2024CV1293

33 VALLEY ROAD, BERWICK, PA 18603

EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV261293

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 26

**Manner:** Adult in Charge **Expires:** 07/07/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 07/16/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** JESSICA KARNS

**Primary Address:** 33 VALLEY ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:** 250 Campbell Dr  
Mountain Home, AR  
72653

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted Other

**Adult In Charge:**

**Relation:**

**Date:** 4/14/24 **Time:** 13:20

**Deputy:** 9 **Mileage:**

**Attorney / Originator:**

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

**Service Attempts:**

<b>Date:</b>	4/14/25	4/14/25				
<b>Time:</b>	9:55	10:22				
<b>Mileage:</b>						
<b>Deputy:</b>	9 1	9 2	3	4	5	6

**Service Attempt Notes:**

1. Vacant
2. PO check updated address
- 3.
- 4.
- 5.
- 6.

KARNS, JESSICA

2024CV26

33 VALLEY ROAD, BERWICK, PA 18603

EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV001293

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	24
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	07/07/2025
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	JEAN MARIE KREISCHER
<b>Primary Address:</b>	33 VALLEY ROAD BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	4/14/25	<b>Time:</b>	13:20
<b>Deputy:</b>	9	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> FRIEDMAN VARTOLO LLP	<b>Phone:</b>
-----------------------------------	---------------

### Service Attempts:

<b>Date:</b>	4/14/25	4/14/25				
<b>Time:</b>	4:55	10:22				
<b>Mileage:</b>						
<b>Deputy:</b>	9 1	9 2	3	4	5	6

### Service Attempt Notes:

1. Vacant
2. PD check no new address
- 3.
- 4.
- 5.
- 6.

KREISCHER, JEAN MARIE

2024CV26

33 VALLEY ROAD, BERWICK, PA 18603

EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 26	
<b>Manner:</b> Adult in Charge	<b>Expires:</b> 07/07/2025	<b>Warrant:</b>
<b>Notes:</b> SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b> BERWICK SEWER AUTHORITY
<b>Primary Address:</b> 1108 FREAS AVE BERWICK, PA 18603
<b>Phone:</b> 570-752-8477 <b>DOB:</b>
<b>Alternate Address:</b>
<b>Phone:</b>

### Final Service:

<b>Served:</b> Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b> KENT MORRIS
<b>Relation:</b>
<b>Date:</b> 4/14/25 <b>Time:</b> 10:39
<b>Deputy:</b> 9 <b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> FRIEDMAN VARTOLO LLP	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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BERWICK SEWER AUTHOF

2024CV1293

1108 FREAS AVE, BERWICK, PA 18603

EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	24		
Manner:	Adult in Charge	Expires:	07/07/2025	Warrant:	
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

### Serve To:

Name:	BERWICK SCHOOL DISTRICT		
Primary Address:	500 LINE STREET - TAX NOTIFICATION Berwick, PA 18603		
Phone:	570-759-2118	DOB:	
Alternate Address:			
Phone:			

### Final Service:

Served:	<input checked="" type="checkbox"/> Personal <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:	Jodi Bankes		
Relation:			
Date:	4/19/25	Time:	9:36
Deputy:	4	Mileage:	

### Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
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### Service Attempts:

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

### Service Attempt Notes:

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BERWICK SCHOOL DISTRICT  
2024CV1293  
00 LINE STREET - TAX NOTIFICATION, BERWICK, PA 186 EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26		
Manner:	Adult in Charge	Expires:	07/07/2025	Warrant:	
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

### Serve To:

Name:	Domestic Relations Office of Columbia Cot		
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:	Morgan Knorr			
Relation:	Secretary			
Date:	4/11/25	Time:	2:05	
Deputy:	A	Mileage:		

### Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
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### Service Attempts:

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

### Service Attempt Notes:

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DOMESTIC RELATIONS OF 2024CV1293 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 07/07/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KARNS, JESSICA (et al.)

Case Number  
2024CV1293

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	26
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	07/07/2025
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally	Adult In Charge	Posted	Other
<b>Adult In Charge:</b>	Logan Karas			
<b>Relation:</b>				
<b>Date:</b>	4/11/25	<b>Time:</b>	2:03	
<b>Deputy:</b>	9	<b>Mileage:</b>		

### Attorney / Originator:

<b>Name:</b>	FRIEDMAN VARTOLO LLP	<b>Phone:</b>	
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### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>	1	2	3	4	5

### Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2024CV1293

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/07/2025

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV1293

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, JULY 16, 2025**  
**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.

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ALL those two certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 : BEGINNING at a corner on the public road leading from Summerhill to Nelson Michael's in line of land now or late of the Summerhill Grave Yard; thence along said Grave Yard and land now or late of Robert Jones Four Hundred Nineteen (419) feet to a corner in line of other land now or late of C.R. Jones, sometimes known as Robert Jones, et ux; thence along the same in an Easterly direction, Two Hundred Seventy-Six (276) feet to land now or late of Robert Jones, et ux; thence along said land in a Northerly direction, Three Hundred Ninety-Three (393) feet to the public road aforesaid; thence along said public road in a Westerly direction, Two Hundred Ninety-Six (296) feet to the place of beginning.

EXCEPTING, however, adverse conveyance to Summerhill Cemetery Association by deed dated July 17, 1962, and recorded July 30, 1962, in Deed Book Volume 214, Page 214 (Parcel of land 36 feet wide and 308 feet in depth and adjacent to Summerhill Cemetery Land).

PARCEL NO. 2: BEGINNING at a stone at the Northeast corner of land now or late of C.R. Jones, at the intersection of the Salem and Huntington Public Roads; thence in a Westerly direction along said Salem Public Road, a distance of One Hundred Ten (110) feet to a stone; thence in a Southerly direction through lands now or late of C.R. Jones a distance of Four Hundred (400) feet to a stone; thence in an Easterly direction through lands now or late of C.R. Jones, a distance of One Hundred Ten (110) feet to the Huntington Public Road; thence in a Northerly direction along the Huntington Public Road, a distance of Four Hundred (400) feet to the place of beginning. Containing about (1) acre of land, more or less.

EXCEPTING, however, the parcel of land conveyed to John O. Kreischer, et ux, dated September 18, 1959, and recorded in Deed Book 197 at Page 244.

BEING the premises granted and conveyed from Marlin Henrie and Ruth Ann Henrie, his wife, to John R. Kreischer and Jean Marie Kreischer, his wife, by Deed dated September 8, 1976 and recorded on September 29, 1976 in the Columbia County Recorder of Deeds Office in Deed Book 278 at Page 475. John R. Kreischer died on January 20, 2015, leaving Jean Marie Kreischer, Grantor herein, the sole owner by the doctrine of tenants by the entireties.

PIN: 07-03C-03-100

BEING the same premises which Jean Marie Kreischer, widow, by Deed dated January 7, 2021 and recorded in the Official Records of Columbia County on January 19, 2021, as Instrument Number 202100534 granted and conveyed unto Jessica R. Karns, married. 33 valley Road, Berwick, PA 18603

Tax Parcel Number: 07 -03C-031-00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$184,229.85

Premise Being: 33 Valley Road, Berwick, PA 18603

Seized and sold as the property of Jessica R. Karns

Judgment Number 2024-CV-1293 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Jessica R. Karns, Jean Marie Kreischer)

Dated: April 4, 2025

PROPERTY ADDRESS: 33 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-031-00-000

**Seized and taken into execution to be sold as the property of JESSICA KARNs, JEAN MARIE KREISCHER in suit of U.S. BANK NATIONAL ASSOCIATION.**

**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:**  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

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

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

CASE NO.: 2024-CV-1293

CIVIL ACTION

Plaintiff

vs.

MORTGAGE FORECLOSURE

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant(s)

-----X  
**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

**TO:** Jessica R. Karns at 250 Campbell Drive, Mountain Home, AR 72653 and 33 Valley Road, Berwick, PA, 18603; Jean Marie Kreischer at 250 Campbell Drive, Mountain Home, AR 72653 and 33 Valley Road, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 33 Valley Road, Berwick, PA 18603, owned by Jessica R. Karns and Jean Marie Kreischer, scheduled to be sold at Sheriff's Sale on July 16, 2025 at 9:00am, prevailing time, at, <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$184,229.85, plus fees, costs and other charges obtained by U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 against Jessica R. Karns and Jean Marie Kreischer.

**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 in its capacity as Indenture Trustee of CIM Trust 2021-R5, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

PARCEL NO. 2: BEGINNING at a stone at the Northeast corner of land now or late of C.R. Jones, at the intersection of the Salem and Huntington Public Roads; thence in a Westerly direction along said Salem Public Road, a distance of One Hundred Ten (110) feet to a stone; thence in a Southerly direction through lands now or late of C.R. Jones a distance of Four Hundred (400) feet to a stone; thence in an Easterly direction through lands now or late of C.R. Jones, a distance of One Hundred Ten (110) feet to the Huntington Public Road; thence in a Northerly direction along the Huntington Public Road, a distance of Four Hundred (400) feet to the place of beginning. Containing about (1) acre of land, more or less.

EXCEPTING, however, the parcel of land conveyed to John O. Kreisher, et ux, dated September 18, 1959, and recorded in Deed Book 197 at Page 244.

BEING the premises granted and conveyed from Marlin Henrie and Ruth Ann Henrie, his wife, to John R. Kreischer and Jean Marie Kreischer, his wife, by Deed dated September 8, 1976 and recorded on September 29, 1976 in the Columbia County Recorder of Deeds Office in Deed Book 278 at Page 475. John R. Kreischer died on January 20, 2015, leaving Jean Marie Kreischer, Grantor herein, the sole owner by the doctrine of tenants by the entireties.

PIN: 07-03C-03-100

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

**And** the said Grantor, for herself and her heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against her, the said Grantor, and her heirs, and against all and every other person and persons whatsoever lawfully

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS INDENTURE TRUSTEE OF  
CIM TRUST 2021-R5,

NO.: 2024-CV-1293

CIVIL ACTION

Plaintiff

MORTGAGE FORECLOSURE

vs.

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant  
-----X

**LONG FORM DESCRIPTION**  
**SCHEDULE "A"**

All those two certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a corner on the public road leading from Summerhill to Nelson Michael's in line of land now or late of the Summerhill Grave Yard; thence along said Grave Yard and land now or late of Robert Jones Four Hundred Nineteen (419) feet to a corner in line of other land now or late of C. R. Jones, sometimes known as Robert Jones, et ux; thence along the same in an easterly direction, Two Hundred Seventy-six (276) feet to land now or late of Robert Jones, et ux; thence along said land in a northerly direction, Three Hundred Ninety-three (393) feet to the public road aforesaid; thence along said public road in a westerly direction, Two Hundred Ninety-six (296) feet to the place of beginning.

EXCEPTING, however, adverse conveyance to Summerhill Cemetery Association by deed dated July 17, 1962, and recorded July 30, 1962, in Deed Book Volume 214, Page 214 (Parcel of land 36 feet wide and 308 feet in depth and adjacent to Summerhill Cemetery land.)

PARCEL NO. 2: BEGINNING at a stone at the northeast corner of land

now or late of C. R. Jones, at the Intersection of the Salem and Huntington Public Roads; thence in a westerly direction along said Salem Public road, a distance of One Hundred Ten (110) feet to a stone; thence in a southerly direction through lands now or late of C. R. Jones a distance of Four Hundred (400) feet to a stone; thence in an easterly direction through lands now or late of C. R. Jones, a distance of One Hundred Ten (110) feet to the Huntington Public road; thence in a northerly direction along the Huntington Public road, a distance of Four Hundred (400) feet to the place of beginning. Containing about one (1) acre of land, more or less.

EXCEPTING, however, the parcel of land conveyed to John O. Kreisher et ux, dated September 16, 1959, and recorded in Deed Book 197 at Page 244.

BEING the same parcels of land conveyed to Marlin Henrie and Ruth Ann Henrie, his wife, by deed of Sadie P. Henrie, widow, dated March 19, 1968, and recorded March 25, 1968, in Deed Book Volume 239, Page 13, in the office of the Recorder of Deeds in and for Columbia County.

BEING the same premises which Jean Marie Kreisler, widow, by Deed dated January 7, 2021 and recorded in the Official Records of Columbia County on January 19, 2021, as Instrument Number 202100534 granted and conveyed unto Jessica R. Karns, married.

33 Valley Road, Berwick, PA 18603

Tax Parcel Number: 07 -03C-031-00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff


Judgment Amount: \$184,229.85

Premise Being: 33 Valley Road, Berwick, PA 18603

Seized and sold as the property of Jessica R. Karns

Judgment Number 2024-CV-1293 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Jessica R. Karns, Jean Marie Kreisler)

Dated: April 4, 2025



Dana Marks, Esq. (205165)

Robert Flacco, Esq. (325024)

Danielle Johnson, Esq. (334703)

## Property Description

By virtue of Writ of Execution No. \_\_\_\_\_

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Jessica R. Karns, Jean Marie Kreischer

Docket Number: 2024-CV-1293

Property to be sold is situated in the borough/township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania.

Commonly known as: 33 Valley Road, Berwick, PA 18603

Parcel Number: 07 -03C-031-00-000

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$184,229.85

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
(212) 471-5100

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

Dated: April 4, 2025

Dana Marks, Esq. (205165)

Robert Flacco, Esq. (325024)

Danielle Johnson, Esq. (334703)

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York  
1325 Franklin Avenue, Suite 160, Garden City, NY 11530 (Garden City Location)  
Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

April 4, 2025

Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

RE: Request for Service  
Name: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v. Jessica R. Karns; et al.  
Docket No.: 2024-CV-1293  
Property Address: 33 Valley Road, Berwick, PA 18603  
Firm Case Number: 244225-1

Sheriff of Columbia County:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request you to serve Notices of Sale upon the Defendants personally pursuant to Pa.R.C.P. 3129.2(c) (1) (i) (A) at the following addresses:

Jessica R. Karns  
250 Campbell Drive  
Mountain Home, AR 72653

Jessica R. Karns  
33 Valley Road  
Berwick, PA 18603

Jean Marie Kreischer  
250 Campbell Drive  
Mountain Home, AR 72653

We also request that you post the handbill in your Office and on the property at 33 Valley Road, Berwick, PA 18603 and complete publication as required by law.

Plaintiff's counsel will serve the Notice of Sale on junior lienholders and file an Affidavit under Rule 3129.2 with the Prothonotary in the above identified case.

Enclosed the Court Order for Special service and proof of completion of the same for the following defendants:

N/A

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [pasales@friedmanvartolo.com](mailto:pasales@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- 
- Dana Marks, Esq. (205165)
  - Robert Flacco, Esq. (325024)
  - Danielle Johnson, Esq. (334703)

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 244225-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,  
PENNSYLVANIA CIVIL DIVISION

-----x  
U.S. BANK NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS NO.: 2024-CV-1293  
CAPACITY AS INDENTURE TRUSTEE OF CIM  
TRUST 2021-R5,

Plaintiff

vs.

JESSICA R. KARNS; JEAN MARIE KREISCHER,  
Defendant(s)

-----x  
**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Plaintiff hereby releases the Sheriff of Columbia County from any liability as a result of Plaintiff's waiver of watchman set forth herein.

Dated: April 4, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)
- Robert Flacco, Esq. (325024)
- Danielle Johnson, Esq. (334703)

REAL ESTATE OUTLINE

ED # 2025 ED26

DATE RECEIVED 4-7-2025  
DOCKET AND INDEX 2024 CV 1293

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000.<sup>00</sup></u>	<u>X</u>	CK# <u>3229</u>

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

SALE DATE July 16<sup>th</sup> TIME 9:00am  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>6-25</u>
2 <sup>ND</sup> WEEK	<u>7-2</u>
3 <sup>RD</sup> WEEK	<u>7-9</u>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3.            Print your name and address on the reverse so that we can return the card to you.            Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Jean Kars</i> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jean Kars</i> C. Date of Delivery <i>4/18</i></p>
<p>Article Addressed to:            Jessica R. Kars            250 Campbell Dr            Mountain Home, AZ            72653</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>Article Number (Transfer from service label)            9590 9402 9405 5002 6726 77</p>	<p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>Article Number (Transfer from service label)            9589 0710 5270 2971 1892 93</p>	<p>Mail Restricted Delivery (over \$500)</p>
<p>S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3.            Print your name and address on the reverse so that we can return the card to you.            Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Sandra Carr</i> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Sandra Carr</i> C. Date of Delivery <i>4/17/25</i></p>
<p>Article Addressed to:            Common of PA Dept.            Child Support Enforcement            5 S Front Street            Harrisburg, PA 17101</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>Article Number (Transfer from service label)            9590 9402 9405 5002 6726 15</p>	<p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>Article Number (Transfer from service label)            9589 0710 5270 2971 1893 85</p>	<p>Mail Restricted Delivery (over \$500)</p>
<p>S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3.            Print your name and address on the reverse so that we can return the card to you.            Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>Article Addressed to:            Internal Revenue Service Advisory            200 Liberty Ave Room 704            Pittsburgh, PA 15222</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p><b>RECEIVED</b>  <b>APR 18 2025</b>  <b>Internal Revenue Service</b></p>
<p>Article Number (Transfer from service label)            9590 9402 9405 5002 6726 39</p>	<p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>Article Number (Transfer from service label)            9589 0710 5270 2971 1893 78</p>	<p>Mail Restricted Delivery</p>
<p>S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of Penna  
 Dept. of Revenue  
 6th Floor Strawberry Sq.  
 Dept. 280601  
 Harrisburg, PA 17128



9590 9402 9405 5002 6727 07

9589 0710 5270 2971 1893 47

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery  
APR 17 2025

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Dept. of Revenue  
 (Bureau of Compliance)  
 Dept.# 281230  
 Harrisburg, PA 17128-1230



9590 9402 9405 5002 6726 91

Article Number (Transfer from service label)

9589 0710 5270 2971 1893 09

S Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X PA DEPT. OF REVENUE

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery  
APR 17 2025

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Office of F.A.I.R  
 P.O. BOX 8016  
 HARRISBURG, PA 17105



9590 9402 9405 5002 6726 53

Article Number (Transfer from service label)

9589 0710 5270 2971 1893 23

S Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature on File

X with USPS 17107

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery  
APR 18 2025

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

3229

**Friedman Vartolo LLP**

1325 Franklin Ave Ste 160  
Garden City, NY 11530  
212-471-5100

Bank of America  
One Bryant Park  
New York, NY 10036

1-32/210

April 04, 2025

PAY TO THE  
ORDER OF

Sheriff of Columbia County

Two Thousand and 00/100\*\*\*\*\*

\$\*\*\*\*\*2,000.00

DOLLARS

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

MEMO

Sheriff Sale Deposit, Docket 2024-CV-1293.

AUTHORIZED SIGNATURE



MP

⑈003229⑈ ⑆021000322⑆ 483075023260⑈

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