

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/20/2006

Fee: \$5.00

Cert. NO: 1822

KARNS LINDA M
430 THIRD STREET
P O BOX 327
BENTON PA 17814

District: BENTON BORO
Deed: 0394 -0311
Location: 430 THIRD ST
Parcel Id:02 -01 -138-00,000

Assessment: 35,080
Balances as of 03/20/2006

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Linda

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-20-06 TIME 0840 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 10 PARK ST LIGHT STREET

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J Carter DATE 3-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

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

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

PERSON/CORP TO SERVED
CAROLYN REMLEY-TAX COLLECTOR
PO BOX 270
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEE Remley

RELATIONSHIP Husband IDENTIFICATION _____

DATE 3-20-6 TIME 1800 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Cuts DATE 3-20-6

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

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

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

PERSON/CORP TO SERVED
BENTON SEWER
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LYNN Dressler POSTED FRONT DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-20-6 TIME 0930 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 37 THREE SPRING RD.
BENTON

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Auto DATE 3-20-6

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/17/2006

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 43ED2003

PLAINTIFF EASTERN SAVINGS BANK, FSB

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

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Cust Service IDENTIFICATION _____


DATE 3-20-6 TIME 0845 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 3-20-6

REAL ESTATE OUTLINE

ED # 4303

DATE RECEIVED 3-15-06
DOCKET AND INDEX 3-17-06
SET FILE FOLDER UP 3-17-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST
CHECK FOR \$~~1,350.00~~ OR 1500 CK# 57507

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

SALE DATE June 21, 06 TIME 0900
POSTING DATE May 11, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK May 31
2ND WEEK June 7
3RD WEEK 14, 06

SHERIFF'S SALE

WEDNESDAY JUNE 21, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 43 OF 2003 ED AND CIVIL WRIT NO. 19 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No.14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No.12, thence East along Lot No.12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

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Plaintiff's Attorney
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PO Box 650
Hershey, PA 17033

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Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

REISSUED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$ <u>189,755.27</u>
Interest from <u>3/6/03</u> to date of sale	\$ <u>97,104.20</u>
Total	\$286,859.47, plus costs to be added

Date: 3-14-04

Prothonotary of Columbia County

SEAL

BY: Tami B. Kline/EAB
DEPUTY

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.:

LEGAL DESCRIPTION

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CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

REISSUED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003 ED-43

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

See Exhibit "A" attached.

Amount Due	\$ <u>189,755.27</u>
Interest from <u>3/6/03</u> to date of sale	\$ <u>97,104.20</u>
Total	\$286,859.47, plus costs to be added

Date: 3-14-06

Prothonotary of Columbia County

SEAL

BY: Tami B. Klinefelter
DEPUTY

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

Defendant(s)

LEGAL DESCRIPTION

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BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

AFFIDAVIT PURSUANT TO RULE 3129.1

Eastern Savings Bank, FSB, Plaintiff in the above action, sets forth as of the date the Reissued Praecipe for Writ of Execution was filed the following information concerning the real property located at 430 Third Street, Columbia County, PA 17814:

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

LINDA M. KARNS
430 Third Street
Benton, PA 17814

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

LINDA M. KARNS
430 Third Street
Benton, PA 17814

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

EASTERN SAVINGS BANK, FSB
Plaintiff

J. R. SANDS
P O Box 283
Benton, PA 17814

PA DEPT. OF REVENUE
P O Box 8901
Harrisburg, PA 17105

INTERNAL REVENUE SERVICE
c/o Special Procedures Unit
P. O. Box 12051
Phila., PA 19105

REMIT CORPORATION
36 W. Main Street
Bloomsburg, PA 17815

Fax: 717.533.2795



110 BOX 600
HARRISBURG, PA 17109

TEL: 717.533.2795
FAX: 717.533.2795

WWW.JSCOFFICES.COM

GARY L. JAMES

MAX J. SMITH, JR.

JOHN J. CONNELLY, JR.

March 13, 2006

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

RE: Eastern Savings Bank, FSB
vs.
Linda M. Karns
Docket No. 2003 CV 19
Our File No. 01-3184
Writ of Execution (Mortgage Foreclosure)

GARY L. JAMES
MAX J. SMITH, JR.
JOHN J. CONNELLY, JR.

Dear Ms. Kline:

Enclosed please find the following documents for filing with yo

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

Please file the originals immediately upon receipt and prepare th
and copies for the Sheriff. Kindly time-stamp and return to us th
the Praecipe in the enclosed self-addressed, stamped envelope. T
Writ of Execution and its copies, along with the following docur
Office:

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

*Please schedule
for the June
2006 Sheriff
Sale.*

FILED
PROTHONOTARY
006 MAR 14 A 9:53
COLUMBIA COUNTY, PA

11
3DS
AN

March 13, 2006

Page 2 of 2

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

Sincerely,


JAMES SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dieterick

sad@jcdc.com

SAD:mse

enclosures

cc: Sheriff of Columbia County (w/encl)
Mary Romans (Loan #5121273568 – 430 Third Street)



Fax: 717.533.2795

P.O. BOX 650
HERSHEY, PA 17033

Courier Address:
134 SIPE AVENUE
HUMMELSTOWN, PA 17036

TEL. 717.533.3280

WWW.JSDC.COM

March 13, 2006

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

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

**Linda M. Karns
Docket No. 2003 CV 19
Our File No. 01-3184
Writ of Execution (Mortgage Foreclosure)**

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

OF COUNSEL:
BERNARD A. RYAN, JR.
HERSHEY, PA

*Please schedule
for the June
2006 Sheriff
Sale*

Documents for filing with your office:

Execution;
Defendant of the Writ of Execution;
Rule 3129.1; and

on receipt and prepare the Writ of Execution
-stamp and return to us the extra face page of
sealed, stamped envelope. Then, forward the
with the following documents to the Sheriff's

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

March 13, 2006

Page 2 of 2

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

Sincerely,


JAMES SMITH, DIETTERICK & CONNELLY LLP

Scott A. Dietterick

sad@jsdc.com

SAD:mse

enclosures

cc: Sheriff of Columbia County (w/encl)
Mary Romans (Loan #5121273568 – 430 Third Street)

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

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Benton, PA 17814

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LINDA M. KARNS
430 Third Street
Benton, PA 17814

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

EASTERN SAVINGS BANK, FSB
Plaintiff

J. R. SANDS
P O Box 283
Benton, PA 17814

PA DEPT. OF REVENUE
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Harrisburg, PA 17105

INTERNAL REVENUE SERVICE
c/o Special Procedures Unit
P. O. Box 12051
Phila., PA 19105

REMIT CORPORATION
36 W. Main Street
Bloomsburg, PA 17815

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

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CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

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Exhibit "A"

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OF COLUMBIA COUNTY, PENNSYLVANIA**

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

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BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

BEGINNING at a post; thence North along Third Street, a distance of 50 feet to a post, the corner of Lot No. 14; thence West, a distance of 160 feet to an alley; thence along said alley South, a distance of 50 feet to a post, the corner of Lot No. 12, thence East along Lot No. 12, a distance of 160 feet to the place of beginning.

CONTAINING 29.4 perches of land, more or less.

The improvements thereon being known as 430 Third Street.

BEING TAX PARCEL NO. 02-01-138

BEING the same premises which Richard L. Karns and Linda Karns, husband and wife, by Deed dated January 21, 1994 and recorded January 28, 1994 in and for Columbia County, Pennsylvania, at Deed Book Volume 560, Page 16, granted and conveyed unto Linda M. Karns.

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OF COLUMBIA COUNTY, PENNSYLVANIA**

EASTERN SAVINGS BANK, FSB

Plaintiff

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Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED 43

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel or tract of land situate in The Borough of Benton, County of Columbia, Pennsylvania, more fully described as follows:

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BEING TAX PARCEL NO. 02-01-138

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Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003 ED 43

LEGAL DESCRIPTION

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Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: Eastern Savings Bank, FSB

DEFENDANT(S): Linda M. Karns

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

SERVE AT: 430 Third Street, Benton, PA 17814

Sir: **Please serve the Defendant, Linda M. Karns, OR an adult member of the family with whom she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.**

Date of Service: _____ Time: _____

Served Upon (If someone
other than Defendant): _____

Address (if different
than as stated above):

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

Date: _____


**PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE ENCLOSED
SELF- ADDRESSED, STAMPED ENVELOPE TO:**

James, Smith, Dietterick & Connelly LLP
ATTN: Scott A. Dietterick, Esquire
P.O. Box 650
Hershey, PA 17033

JAMES, SMITH, DIETTERICK & CONNELLY LLP

DATED: 3/13/06

BY: _____


Scott A. Dietterick, Esquire
Attorneys for Plaintiff
P.O. box 650
Hershey, PA 17033
(717) 533-3280

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

Docket No.: 2003 CV 19

LINDA M. KARNIS,

Execution No.:

Defendant(s)

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

Linda M. Karnis
430 Third Street
Benton, PA 17814

TAKE NOTICE:

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

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

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

The LOCATION of your property to be sold is:

430 Third Street, Benton, PA 17814
Columbia County

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

No.: 2003-CV-19

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

Linda M. Karns

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

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

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

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


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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

By: _____


Scott A. Dietterick, Esquire
Attorney I.D.#55650
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

and

VIA PERSONAL SERVICE BY THE COLUMBIA CO. SHERIFF

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

EASTERN SAVINGS BANK, FSB

Plaintiff

Docket No.: 2003 CV 19

v.

Execution No.:

LINDA M. KARNS,

Defendant(s)

LEGAL DESCRIPTION

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Exhibit "A"

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

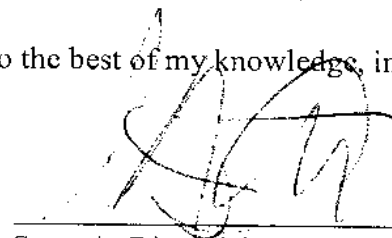
AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

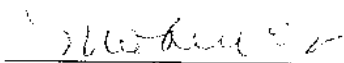
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the last known address of Defendant(s), Linda M. Karns, is 430 Third Street, Benton, Columbia County, PA 17814, to the best of my knowledge, information and belief.



Scott A. Dietterick, Esquire

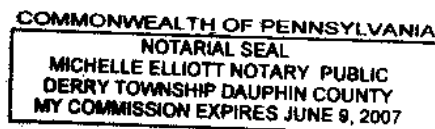
Sworn to and subscribed before me

this 31st day of March, 2006.



Notary Public

My Commission Expires:



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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

LINDA M. KARNS,

Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

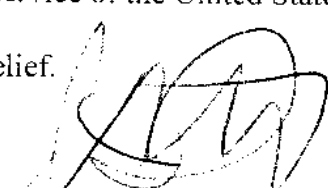
AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dieterrick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant(s) is(are) not in the military service of the United States of America to the best of his knowledge, information and belief.



Scott A. Dieterrick, Esquire

Sworn to and subscribed before me

this 13th day of March, 2006.

Michelle Elliott

Notary Public

My Commission Expires:

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

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

EASTERN SAVINGS BANK, FSB

Plaintiff

v.

INDA M. KARNS

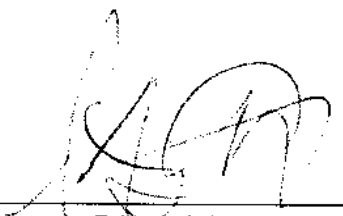
Defendant(s)

Docket No.: 2003 CV 19

Execution No.: 2003-ED-43

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Scott A. Dieterick, Esquire
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

JAMES, SMITH, DIETERICK & CONNELLY, LLP
OPERATING ACCOUNT

P.O. BOX 650
HERSHEY, PA. 17033
PH. 717.533.3280

MID PENN BANK
MILLETSBURG, PA. 17068

60-880/313

57507

NUMBER

000626

AMOUNT

1500.00

DATE

03/13/2006

VOID AFTER 6 MONTHS

One thousand five hundred and NO/100
Columbia County Sheriff

PAY TO THE ORDER OF

Clay Campbell

AUTHORIZED SIGNATURE

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

⑈057507⑈ ⑈03130880⑈ 9504150⑈

SECURE
MICROPRINTED
SIGNATURE

Security Features Included. Details on back.