

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
10/03/2013	Advance Fee	Advance Fee	60283	\$0.00	\$1,350.00
10/03/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/03/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/03/2013	Crying Sale			\$10.00	\$0.00
10/03/2013	Docketing			\$15.00	\$0.00
10/03/2013	Levy			\$15.00	\$0.00
10/03/2013	Mailing Costs			\$72.00	\$0.00
10/03/2013	Posting Handbill			\$15.00	\$0.00
10/03/2013	Poundage			\$1,221.13	\$0.00
10/03/2013	Press Enterprise Inc			\$1,119.30	\$0.00
10/03/2013	Sheriff Automation Fund			\$50.00	\$0.00
10/03/2013	Web Posting			\$100.00	\$0.00
10/03/2013	Deputize Advance Fee		6288	\$100.00	\$0.00
10/11/2013	Deputize Advance Fee		6297	\$36.00	\$0.00
03/12/2014	Service			\$315.00	\$0.00
03/12/2014	Service Mileage			\$6.00	\$0.00
03/12/2014	Copies			\$11.50	\$0.00
03/12/2014	Notary Fee			\$15.00	\$0.00
03/12/2014	Surcharge			\$220.00	\$0.00
03/12/2014	Tax Claim Search			\$5.00	\$0.00
				<b>\$3,358.43</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE:      \$(2,008.43)</b>	

MEMO

28690 - - NA

066811 2313726911

1051087689



*Martha E. Von Rosenstiel*  
VOID AFTER 180 DAYS

▲ TAMPER RESISTANT TONER AREA ▲

DOLLARS

Two Thousand Eight and 43/100\*\*\*\*\*

PAY TO THE ORDER OF

Sheriff Of Columbia County

\$ \*\*2,008.43

649 SOUTH AVENUE  
FACOUNT  
UNIT 7  
BECANE, PA 19018  
(610) 328-2887

9/24/2014

MARTHA E. VON ROSENSTIEL, P.C.

SOVEREIGN BANK, NA  
ALLEN TOWN, PA 18103  
60-7289/2313

66811

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**

# Fax

<b>To:</b> Connie Spross	<b>From:</b> Sheriff Timothy T. Chamberlain
<b>Fax:</b>	<b>Pages:</b> 2
<b>Phone:</b>	<b>Date:</b> September 23, 2014
<b>Re:</b> Kline/ Casler	<b>CC:</b>
<input type="checkbox"/> <b>Urgent</b> <input type="checkbox"/> <b>For Review</b> <input type="checkbox"/> <b>Please Comment</b> <input type="checkbox"/> <b>Please Reply</b> <input type="checkbox"/> <b>Please Recycle</b>	

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● **Comments:**

I received your stay, attached is a cost sheet showing a balance due \$2,008.43

28590MSS CS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610-328-2887, X-37  
Fax: 610-328-2875  
Email: [connie@mvrllaw.com](mailto:connie@mvrllaw.com)

8/28/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

RE: SALE DATE: 9/17/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387

Dear Sir/Madam:

Please STAY the Sheriff's Sale on the above captioned matter as Defendants have brought their account current.

The amount collected to stay this sale was \$61,056.32.

**Kindly advise within 5 days if monies are owed as Plaintiff will not pay bills outside of that timeframe.**

- If monies are owed, please provide your outstanding costs to our office via fax at 610-328-2875 or via email at [Naomi@mvrllaw.com](mailto:Naomi@mvrllaw.com).
- If a refund is due, please mail to our office along with a breakdown showing amounts expended.

Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Connie Spross  
Connie Spross  
Paralegal to  
Martha E. Von Rosenstiel, P.C.

28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610-328-2887, X-34  
Fax: 610-328-0361  
Email: marquita@mvrllaw.com

8/7/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**PLEASE POSTPONE SALE**

RE: SALE DATE: 8/13/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 9/17/2014 as per attached court order.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

285900RS

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

WELLS FARGO BANK N.A.

PLAINTIFF

VS.

DALE J. KLINE AND SCOTT E. CASLER

DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2013-CV-387

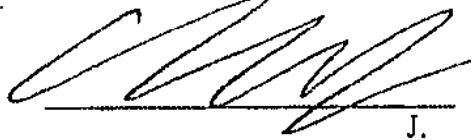
**ORDER GRANTING POSTPONEMENT OF SHERIFF'S SALE**

AND NOW, this 9<sup>th</sup> day of May, 2014, upon consideration of Plaintiff's

Motion to Postpone Sheriff's Sale and any response thereto (if any), it is hereby:

ORDERED and DECREED that the sheriff's sale is postponed until July 16, 2014, and  
notice of this postponement is hereby given to all interested parties to this case.  
holders.

BY THE COURT:

  
J.

28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610-328-2887, X-34  
Fax: 610-328-0361  
Email: marquita@mvrllaw.com

8/7/2014

Office of the Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

**PLEASE POSTPONE SALE**

RE: SALE DATE: 8/13/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 9/10/2014 as per attached court order.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

15890085

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

WELLS FARGO BANK N.A.

PLAINTIFF

VS.

DALE J. KLINE AND SCOTT E. CASLER

DEFENDANTS

NO: 2013-CV-387

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

**ORDER GRANTING POSTPONEMENT OF SHERIFF'S SALE**

AND NOW, this 9<sup>th</sup> day of May, 2014, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto (if any), it is hereby:

ORDERED and DECREED that the sheriff's sale is postponed until July 16, 2014, and thereafter from month to month, without further advertising or notice to Defendants or lien

holders.

BY THE COURT:

  
J.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO

vs.

**Defendant**  
DALE J KLINE  
SCOTT E CASLER  
DALE KLINE  
SCOTT CASLER

**Attorney for the Plaintiff:**

MARTHA E VON ROSENSTEIL, ESQ  
649 SOUTH AVENUE  
SECANE, PA 19018

**Sheriff's Sale Date:** Wednesday, August 13, 2014

**Writ of Execution No. :** 2013CV387

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,119.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$15.00
Surcharge	\$220.00
Tax Claim Search	\$5.00
Other	\$136.00

**Total Sheriff Costs** **\$2,307.30**

## Municipal Costs

Sewer	\$193.40
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**Total Municipal Costs** **\$193.40**

## Distribution Costs

Recording Fees	\$65.00
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**Total Distribution Costs** **\$65.00**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office

**Location of the real estate:** 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815

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**Grand Total:**

**\$2,565.70**

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

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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

cc: County Clerk, Bloomsburg, Pa

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Dyle Kline - Scott Custer

NO. 162-13 ED NO. 387-13 JD

DATE/TIME OF SALE: Aug. 13 2000

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

28590MSP MS

WELLS FARGO BANK N.A.  
Plaintiff

vs.

DALE J. KLINE AND SCOTT E. CASLER  
Defendant(s)

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
:  
:


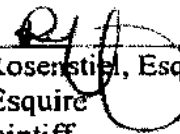
No: 2013-CV-387

Certificate of Filing

On this date 7/25/14, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

MARTHA E. VON ROSENSTIEL, P.C.

BY:

   
Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire  
Attorneys for Plaintiff  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887

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

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 16992

KLINE DALE J  
357 OWL CREEK ROAD  
TAMAQUA PA 18252

District: TOWN OF BLOOMSBURG  
Deed: 20130 -5733  
Location: 512-514 E 4TH ST PT L  
Parcel Id:05E-11 -004-00,000

Assessment: 22,549  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

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

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

28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610-328-2887, X-34  
Fax: 610-328-0361  
Email: marquita@mvrllaw.com

7/2/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**PLEASE POSTPONE SALE**

RE: SALE DATE: 7/16/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

8/13/14

Please CONTINUE the Sheriff's Sale on the above captioned matter to 8/20/2014 as per attached court order.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

285900RS

J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

WELLS FARGO BANK N.A.

PLAINTIFF

VS.

DALE J. KLINE AND SCOTT E. CASLER

DEFENDANTS

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY

NO: 2013-CV-387

## ORDER GRANTING POSTPONEMENT OF SHERIFF'S SALE

AND NOW, this 9<sup>th</sup> day of May, 2014, upon consideration of Plaintiffs Motion to Postpone Sheriff's Sale and any response thereto (if any), it is hereby:

ORDERED and DECREED that the sheriff's sale is postponed until July 16, 2014, and thereafter from month to month, without further advertising or notice to Defendants or lien holders.

BY THE COURT:

J.



28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610 328-2887, X-34  
Fax: 610-328-0361  
Email: [marquita@mvrlaw.com](mailto:marquita@mvrlaw.com)

3/18/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**PLEASE POSTPONE SALE**

RE: SALE DATE: 3/19/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 5/14/2014 as per Plaintiff's request.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY**  
**CIVIL ACTION – LAW DIVISION**

WELLS FARGO BANK, N.A.  
4101 Wiseman Boulevard  
San Antonio, TX 72851

Plaintiff,

v.

DALE J. KLINE and  
SCOTT E. CASLER

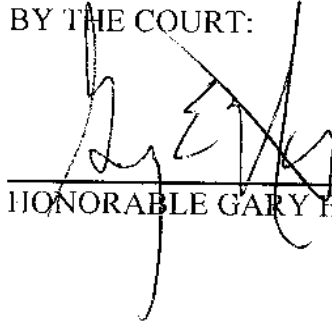
Defendants.

NO. 2013-CV-0387

**ORDER**

AND NOW, this 18<sup>th</sup> day of March, 2014, it is hereby ORDERED AND DECREED that Defendant's First Motion to Stay and Reschedule Mortgage Foreclosure Sale is GRANTED. It is hereby ORDERED that the mortgage foreclosure sale of the property located at 512-514 East Fourth Street, Bloomsburg, PA is POSTPONED until May 14, 2014.

BY THE COURT:

  
HONORABLE GARY E. NORTON J.

FILED  
PROthonary

2014 MAR 18 A 11:55

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION - LAW DIVISION**

WELLS FARGO BANK N.A.  
4101 Wiseman Boulevard  
San Antonio, TX 78251

Plaintiff,

v.

DALE J. KLINE and  
SCOTT E. CASLER

Defendants.

NO. 2013-CV-0387

FILED  
PROTHONOTARY  
2014 MAR 13 A 11:35  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**FIRST MOTION TO STAY AND RESCHEDULE MORTGAGE FORECLOSURE SALE**

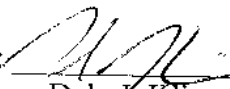
AND NOW, pro se Defendant, Dale J. Kline, files this First Motion to Stay and Reschedule Mortgage Foreclosure Sale, and avers as follows:

1. Defendant, Dale J. Kline, has notified all parties that the proposed mortgage foreclosure Sale of 512-514 East Fourth Street, Bloomsburg, Pennsylvania presently scheduled for March 19, 2014 will be stayed and rescheduled.
2. Plaintiff has not objected to this request for a stay.
3. In fact, Plaintiff communicated with Defendant's agent in this regard and instructed Defendant to request a postponement.
4. Defendant is in the process of selling the property and has an executed Agreement of Sale.
5. The sale of the property was scheduled to take place previously.
6. The title company working to complete the transaction on behalf of Defendant discovered an incorrectly indexed document while completing their title search.
7. The incorrectly indexed document has since been rectified and the title company advised

Defendant that the sale of the property can be completed.

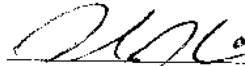
8. Defendant now requests that the mortgage foreclosure sale presently scheduled for March 19, 2014 be extended an additional forty five (45) days to allow Defendant to complete his sale.

DATED: 3/13/14

BY:   
Dale J. Kline, Pro Se  
512 East 4<sup>th</sup> Street  
Bloomsburg, PA 17815  
215.806.1000 (P)

**VERIFICATION**

I, Dale J. Kline, hereby verify that the facts set forth in this Motion to Stay and Reschedule Foreclosure Sale are true and correct to the best of my knowledge, information and belief. These statements are subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.



\_\_\_\_\_  
Dale J. Kline

Date: 3/13/14\_\_\_\_\_

**CERTIFICATE OF SERVICE**

I, Dale J. Kline, hereby certify that on March 13, 2014 the within First Motion to Stay Mortgage Foreclosure Sale was served upon the following parties via facsimile and regular mail:

Martha E. Von Rosenstiel, Esq.

649 S Avenue Unit #6

Secane, PA 19018

Attorney for Plaintiff



Dale J. Kline

Date: 3/13/14

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Kline/Custer  
 JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>1.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>592.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1119.30</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1344.30</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>193.40</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>193.40</u>

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>	
MISC. <u>Ariz. County</u>	\$ <u>136.00</u>	
TOTAL *****		\$ <u>136.00</u>

TOTAL COSTS (OPENING BID) \$ 2555.70

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO

vs.

**Defendant**  
DALE J KLINE  
SCOTT E CASLER  
DALE KLINE  
SCOTT CASLER

**Attorney for the Plaintiff:**  
MARTHA E VON ROSENSTEIL, ESQ  
649 SOUTH AVENUE  
SECANE, PA 19018

**Sheriff's Sale Date:** Wednesday, March 19, 2014

**Writ of Execution No. :** 2013CV387

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,119.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$15.00
Surcharge	\$220.00
Tax Claim Search	\$5.00
Other	\$136.00

**Total Sheriff Costs** **\$2,307.30**

## Municipal Costs

Sewer \$193.40

**Total Municipal Costs** **\$193.40**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)



Location of the real estate: 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815

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Grand Total:	\$2,555.70
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff, Bloomsburg, PA

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16992

KLINE DALE J  
357 OWL CREEK ROAD  
TAMAQUA PA 18252

District: TOWN OF BLOOMSBURG  
Deed: 20130 -5733  
Location: 512-514 E 4TH ST PT L  
Parcel Id:05E-11 -004-00,000

Assessment: 22,549  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

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

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

28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SEECANE, PA 19018

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone: 610-328-2887, X-34  
Fax: 610-328-0361  
Email: marquita@mvrlaw.com

1/22/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**CORRECTION: PLEASE POSTPONE SALE**

RE: SALE DATE: 2/5/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 3/19/2014 as per Plaintiff's request.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

28590MSP MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
649 SOUTH AVENUE, SUITE 6  
SECANE, PA 19018

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Phone: 610-328-2887, X-34  
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1/22/2014

Office of the Sheriff of Columbia County  
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RE: SALE DATE: 2/5/2014  
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WRIT #:

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 3/19/2014 as per Plaintiff's request.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

28590MSS MS

**MARTHA E. VON ROSENSTIEL, P.C.**  
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Phone: 610-328-2887, X-34  
Fax: 610-328-0361  
Email: [marquita@mvrlaw.com](mailto:marquita@mvrlaw.com)

1/22/2014

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

RE: SALE DATE: 2/5/2014  
PLAINTIFF: Wells Fargo Bank N.A.  
DEFENDANT: Dale J. Kline and Scott E. Casler  
PREMISES: 512 - 514 East 4th Street, Bloomsburg, PA 17815  
CRT/TRM #: 2013-CV-387  
WRIT #:

Dear Sir/Madam:

Please STAY the Sheriff's Sale on the above captioned matter as per Plaintiff's request.

No funds were collected to stay this sale.

**Kindly advise within 5 days if monies are owed as Plaintiff will not pay bills outside of that timeframe.**

- If monies are owed, please provide your outstanding costs to our office via fax at 610-328-0361 or via email at [marquita@mvrlaw.com](mailto:marquita@mvrlaw.com).
- If a refund is due, please mail to our office along with a breakdown showing amounts expended.

Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,  
Marquita Sadler  
Marquita Sadler  
Paralegal Assistant  
Martha E. Von Rosenstiel, P.C.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SHERIFF'S RETURN OF SERVICE

01/02/2014 09:11 AM - DEPUTY MARTIN BOUDMAN, 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 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

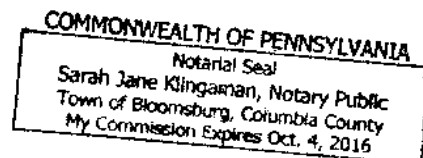
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

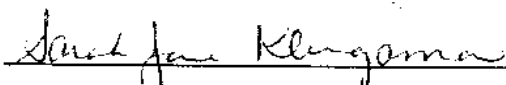
January 03, 2014

NOTARY

Affirmed and subscribed to before me this

3RD day of JANUARY, 2014





Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 512-514 EAST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FRONT OF HOUSE

Relation:

Date: 01-02-14 Time: 0911

Deputy: 16 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2013CV387

512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815 EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SHERIFF'S RETURN OF SERVICE

10/04/2013 02:25 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DALE J KLINE AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 04, 2013

## NOTARY

Affirmed and subscribed to before me this

4TH day of OCTOBER, 2013

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

101 County Street, P.O. Box 100, Secane, PA 19018



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SCOTT CASLER

Primary Address: 5233 RIDGE AVENUE, FIRST FLOOR  
PHILADELPHIA, PA 19128

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DALE KLINE

Relation: CO DEBT / PARTNER

Date: 10/03/13 Time: 3:48 PM

Deputy: [Signature] Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Notes / Special Instructions:

Now, October 03, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Philadelphia County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

CASLER, SCOTT

2013CV387

5233 RIDGE AVENUE, FIRST FLOOR, PHILADELPHIA, PA EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/01/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DALE KLINE

Primary Address: 5233 RIDGE AVENUE, FIRST FLOOR  
PHILADELPHIA, PA 19128

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 10/22/13

Time: 2:46 PM

Deputy: James M. Lavin #1485 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, October 03, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Philadelphia County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

KLINE, DALE

2013CV387

5233 RIDGE AVENUE, FIRST FLOOR, PHILADELPHIA, PA EXP: 11/01/2013



**MUNICIPAL AUTHORITY OF THE  
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815  
570.784.5422 570.784.1518 fax bloomsburgpa.org

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October 16, 2013

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Kline, Dale  
Casler, Scott  
512-514 East 4<sup>th</sup> Street  
Bloomsburg PA 17815  
DOCKET # 2013-CV-387

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 512-514 E. 4<sup>th</sup> Street for unpaid sewer charges totaling \$193.40 (\$96.70 at 512 E. 4<sup>th</sup> Street and \$96.70 at 514 E. 4<sup>th</sup> Street)

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

*Amber Kenney*  
Amber Kenney  
Office Manager

---

**Board of Directors:**

Thomas Evans, Chairman   George Turner, Vice Chairman   Claude Renninger, Treasurer  
Andrew Keister   Lawrence Mack

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

2

WELLS FARGO BANK N.A.  
Plaintiff

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY

VS.

DALE J. KLINE AND SCOTT E. CASLER  
Defendant(s)

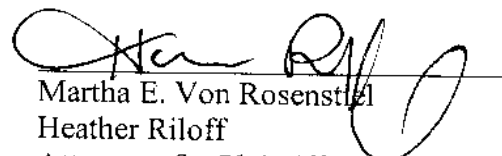
: NO: 2013-CV-387  
:  
:  
:  
:

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**AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1**

Martha E. Von Rosenstiel P.C. by the undersigned attorney for the Plaintiff in the above action, hereby verifies that on 10-11-13, true and correct copies of the Notice of Sheriff's Sale were served upon recorded lienholders and any known interested parties by regular first class mail, postage prepaid with Certificate of Mailing evidencing said service attached hereto as Exhibit I.

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

28590~~st~~

1 of 2

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1	#28590 1 of 2	Columbia County Tax Claim P.O. Box 380 Bloomsburg, PA. 17815	.46									
2		Columbia County Register of Wills County Courthouse Bloomsburg, PA. 17815	.46									
3		Family Court/Domestic Relations Columbia County Courthouse P.O. Box 389 Bloomsburg, PA. 17815	.46									
4		Attorney General of the U.S. C/O Assistant Attorney General Tax Division U.S. Department of Justice P.O. Box 227 Washington, DC. 20044	.46									
5		PA. Department of Revenue Inheritance Tax Division, P.O. Box 280601 Harrisburg, PA 17128	.46									
6		PA. Department of Revenue Bureau of Compliance Attn: Sheriff Sale Section P.O. Box 218230 Harrisburg, PA. 17128-1230	.46									
7		Department of Public Welfare P.O. Box 2675 Harrisburg, PA. 17105	.46									
8		Occupants/Tenants 512-514 East 4 <sup>th</sup> Street Bloomsburg, PA 17815	.46									
9		PA. Department of Revenue Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA. 17128	.46									
10		Columbia County Probation Department Columbia County Courthouse 35 West Main St., P.O. Box 380 Bloomsburg, PA 17815	.46									
11		Enerplus Resources (USA) Corporation US Bank Tower Suite 2200 950 17th Street Denver CO 80202	.46									
Total Number of Pieces Listed by Sender			Total Number of Pieces Listed by Postmaster, Per (Name of Receiving Employee)									

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

MARTHA VON ROSE  
649 SOUTH AVE  
UNIT 7  
SECANE, PA 19018

One piece of ordinary mail addressed to:

Radler 2000 Limited Partnership  
3131 West 7th St, Suite 400,  
Fort Worth, TX 76107

28590

PS Form 3817, Mar. 1985

UNITED STATES POSTAL SERVICE  
02 1P  
0001738253 OCT 11 2013  
MAILED FROM ZIP CODE 19018

Affix fee here in stamps  
or meter postage and  
Post mark. Inquire of  
Postmaster for current  
FEES PITNEY BOWES  
**\$ 001.200**

3129 cert 552

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

MARTHA VON ROSE  
649 SOUTH AVE  
UNIT 7  
SECANE, PA 19018

One piece of ordinary mail addressed to:

Chief Exploration & Development LLC  
5956 Cherry Lane, Suite 1500  
Dallas, TX 75225

28590

PS Form 3817, Mar. 1985

UNITED STATES POSTAL SERVICE  
02 1P  
0001738253 OCT 11 2013  
MAILED FROM ZIP CODE 19018

Affix fee here in stamps  
or meter postage and  
Post mark. Inquire of  
Postmaster for current  
FEES PITNEY BOWES  
**\$ 001.200**

3129 cert 552

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 512-514 EAST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 514 E. 4th St.

Phone: Bloomsburg PA

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: KRISTEN KONAS

Relation: Tenant

Date: 10-4-13 Time: 10:15

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2013CV387

512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815 EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/01/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 512-514 EAST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 512 East 4th St.  
Bloomsbury, PA

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Laura Intelligencia

Relation: Tenant

Date: 10-31-13

Time: 16:15

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2013CV387

512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815 EXP: 11/01/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DALE J KLINE

Primary Address: 512-514 EAST 4TH STREET  
BLOOMSBURG, PA 17815

Phone:

215-806-1000

DOB:

Alternate Address: 12 CLUB DRIVE  
NESQUEHONING, PA 16240

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

DEF

Relation:

Date:

10/4/13

Time:

14:25

Deputy:

SG

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

KLINE, DALE J

2013CV387

512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815 EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ~~SCOTT E CASLER~~  
Primary Address: 512-514 EAST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: ~~DOB: #4~~

Alternate Address: 12 CLUB DRIVE  
NESQUEHONING, PA 18240

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. Does Not live here - lives @ Alternate Address.

2.

3.

4.

5.

6.

CASLER, SCOTT E

2013CV387

512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815 EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BLOOMSBURG SEWER  
Primary Address: 2ND STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Amber Kline

Relation: CHIEF MANAGER

Date: 10-4-13 Time: 09:10

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BLOOMSBURG SEWER

2013CV387

2ND STREET, BLOOMSBURG, PA 17815

EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

Tax Collector

Date:

10-4-13

Time:

09:40

Deputy:

cf

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

WARD, MARY F.

2013CV387

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: REGISTER & RECORDER

Primary Address: PO BOX 380  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: *Valerie Murch*

Relation:

Date: 10/4/13 Time: 0830

Deputy: 6 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

REGISTER & RECORDER

2013CV387

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 10-3-13 Time: 16:10

Deputy: 16 Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV387

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kayla Zimmerman

Relation: Clerk

Date: 10-03-13

Time: 1610

Deputy: 16

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY ADUL

2013CV387

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/01/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DALE J KLINE (et al.)

Case Number  
2013CV387

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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:

Stephanie Stroup

Relation:

Intake clerk

Date:

10-03-13

Time:

1610

Deputy:

16

Mileage:

### Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2013CV387

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/01/2013



## Document Receipt

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Trans #	1046	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901142006000010471

Doc Ref #: 162ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1049	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:03:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 719011430060000\*0501

Doc Ref #: 162ED2313

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	1048	Carrier / service	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000010495

Doc Ref #: 162ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1047	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006D00010488

Doc Ref #: 162ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1045	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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## Ship to:

ENERPLUS RESOURCES (USA) CORP      US BANK TOWER

SUITE 2200

950 17TH STREET

DENVER      CO      80202

Tracking #      71901140006000010464

Doc Ref #      162ED2013

Postage      4.8100

## Document Receipt

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Trans #	1044	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH ST, SUITE 400

Tracking #: 71901140006000010457

Doc Ref #: 162ED2013

Postage 4.8100

FORT WORTH TX 76107

## Document Receipt

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Trans #	1043	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

CHIEF EXPLORATION &  
DEVELOPMENT LLC

5956 SHERRY LANE, SUITE 1500

Tracking # 71901140006000010440

Doc Ref # 162ED2013

Postage 4.8100

DALLAS TX 75225

## Document Receipt

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Trans #	1042	Carrier / service:	USPS Server	First Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 280603

Tracking #: 71901140036000010433

Doc Ref #: 162ED2013

Postage 4.8100

HARRISBURG PA 17128



## Document Receipt

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Trans #	1041	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking # 71901140006000010426

Doc Ref # 162ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1040	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 218230

Tracking #. 71901140006000010419

Doc Ref # 162ED2013

Postage 4 8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1039	Carrier / service:	USPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 280601

Tracking #: 7190114000600010402

Doc Ref #: 162ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1038	Carrier / service:	LSPS Server	First-Class Mail®	10/3/2013 12:00:00 AM
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Ship to

ATTY GENERAL OF US

C/O ASST ATTY GEN TAX  
DIVISION

PO BOX 227

Tracking #: 71901140006000010396

Doc Ref #: 162ED2013

Postage 4.5100

WASHINGTON DC 20044

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

162

---

**AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1**

Martha E. Von Rosenstiel P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 512 - 514 East 4th Street, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

NONE

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

NONE

5. Name and address of every other person who has any record lien on the property:

NONE

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:

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Register of Wills  
County Courthouse  
Bloomsburg, PA 17815

Family Court/Domestic Relations  
Columbia County Courthouse  
P.O. Box 389  
Bloomsburg, PA 17815

Attorney General of the U.S.  
C/O Assistant Attorney General  
Tax Division  
U.S. Department of Justice  
P.O. Box 227  
Washington, DC 20044

PA Department of Revenue  
Inheritance Tax division,  
P.O. Box 280601  
Harrisburg, PA 17128

6 PA. Department of Revenue  
Bureau of Compliance  
Attn: Sheriff Sale Section  
P.O. Box 218230  
Harrisburg, PA. 17128-1230

7 Department of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Pennsylvania Department of Revenue  
Bureau of Individual Taxes  
PO Box 280603  
8 Harrisburg, PA 17128-0603

9 Chief Exploration & Development LLC  
5956 Sherry Lane, Suite 1500  
Dallas, TX 75225

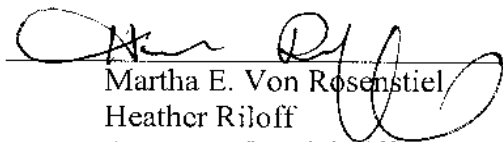
10 Radler 2000 Limited Partnership  
3131 West 7th St, Suite 400,  
Fort Worth, TX 76107

11 Enerplus Resources (USA) Corporation  
US Bank Tower  
Suite 2200  
950 17th Street  
Denver CO 80202

12 Columbia County Probation Department  
Columbia County Courthouse  
35 West Main St., P.O. Box 380  
Bloomsburg, PA 17815

13 Occupant  
512 - 514 East 4th Street  
Bloomsburg, PA 17815

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

Dated: September 27, 2013

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV387

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

**WEDNESDAY, FEBRUARY 05, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel, and lot of land located on the south side of East Fourth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, of which is erected a double frame house bearing the house number: 512-514, it being described as follows, to-wit:

BEGINNING at a point one hundred twelve (112) feet nine (9) inches east of the southeastern corner of the intersection of East Fourth Street and Wood Street;

THENCE running in an easterly direction forty (40) feet three (3) inches to land now or formerly of John M. Robbins and Ella L. Robbins, his wife;

THENCE running in a southerly direction parallel with Wood Street along the western side of said land, one hundred eighty-four (184) feet, more or less, to a sixteen (16) foot alley;

THENCE running along the northern side of said alley forty (40) feet three (3) inches to land now or formerly of LaVere R. Robbins Brooke;

THENCE running in a northerly direction along the eastern side of said land in a line parallel with Wood Street, one hundred eighty-four (184) feet, more or less, to the place of BEGINNING.

BEING Parcel #05E-II-004

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Dale J. Kline and Scott E. Casler, by Deed from Javier Iglesias, single, dated 6/19/1997 and recorded 6/23/1997 in Deed Book 658 Page 772.

PROPERTY ADDRESS: 512-514 EAST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-11-004

Seized and taken into execution to be sold as the property of DALE J KLINE, SCOTT E CASLER, DALE KLINE, SCOTT CASLER in suit of WELLS FARGO.

**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:  
MARTHA E VON ROSENSTEIL, ESQ  
SECANE, PA 610-328-2887

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



**MARTHA E. VON ROSENSTIEL, P.C.  
ATTORNEY AT LAW  
649 SOUTH AVENUE, UNIT 7  
SECANE, PA 19018**

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire

Phone (610) 328-2887  
Fax (610) 328-2649

September 27, 2013

Office of the Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Wells Fargo Bank N.A. v. Dale J. Kline and Scott E. Casler  
Our File# 28590  
CCP 2013-CV-387

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.** Please provide a receipt for the enclosed deposit.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

**Dale J. Kline and Scott E. Casler  
512 - 514 East 4th Street  
Bloomsburg, PA 17815**

**We will serve debt at additional out of county addresses, via process server once you have provided us with the sale date.**

**\*\*Please post mortgaged premises with handbill.**

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,  
*Danielle Phillips*  
Paralegal

# Commonwealth Of Pennsylvania

## COUNTY OF COLUMBIA

WELLS FARGO BANK N.A.  
4101 Wiseman Boulevard  
San Antonio, TX 78251

COURT OF COMMON PLEAS  
DOCKET NO. 2013-CV-387  
ATTORNEY I.D. #52634  
ATTORNEY I.D. #309906

v

DALE J. KLINE AND SCOTT E. CASLER  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

2013-ED-162

## Writ Of Execution

(Mortgage Foreclosure)

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: 512 - 514 East 4th Street, Bloomsburg, PA17815 (see attached Exhibit I)

AMOUNT DUE		\$ 130,139.93
INTEREST FROM	10/1/2013 to _____ (Sale Date)	
	at <u>6</u> %	\$

TOTAL\* \$

\*Plus costs to be endorsed

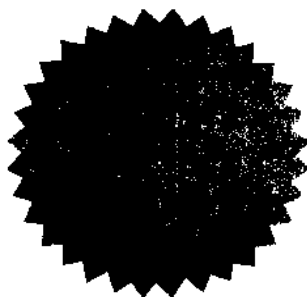
~~Tami Kline~~, Prothonotary

By: Barbara M Silvestri

Kelley P Brewer  
Deputy  
10-3-13

Proth. & Clerk of Soc. Courts

M.C. - 10/3/2013 10:14 AM



MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

---

## **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel, and lot of land located on the south side of East Fourth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, of which is erected a double frame house bearing the house number: 512-514, it being described as follows, to-wit:

BEGINNING at a point one hundred twelve (112) feet nine (9) inches east of the southeastern corner of the intersection of East Fourth Street and Wood Street;

THENCE running in an easterly direction forty (40) feet three (3) inches to land now or formerly of John M. Robbins and Ella L. Robbins, his wife;

THENCE running in a southerly direction parallel with Wood Street along the western side of said land, one hundred eighty-four (184) feet, more or less, to a sixteen (16) foot alley;

THENCE running along the northern side of said alley forty (40) feet three (3) inches to land now or formerly of LaVere R. Robbins Brooke;

THENCE running in a northerly direction along the eastern side of said land in a line parallel with Wood Street, one hundred eighty-four (184) feet, more or less, to the place of BEGINNING.

BEING Parcel #05E-11-004

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Dale J. Kline and Scott E. Casler, by Deed from Javier Iglesias, single, dated 6/19/1997 and recorded 6/23/1997 in Deed Book 658 Page 772.

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

---

**AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1**

Martha E. Von Rosenstiel P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 512 - 514 East 4th Street, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

NONE

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

NONE

5. Name and address of every other person who has any record lien on the property:

NONE

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:

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Register of Wills  
County Courthouse  
Bloomsburg, PA 17815

Family Court/Domestic Relations  
Columbia County Courthouse  
P.O. Box 389  
Bloomsburg, PA 17815

Attorney General of the U.S.  
C/O Assistant Attorney General  
Tax Division  
U.S. Department of Justice  
P.O. Box 227  
Washington, DC 20044

PA Department of Revenue  
Inheritance Tax division,  
P.O. Box 280601  
Harrisburg, PA 17128

PA. Department of Revenue  
Bureau of Compliance  
Attn: Sheriff Sale Section  
P.O. Box 218230  
Harrisburg, PA. 17128-1230

Department of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Pennsylvania Department of Revenue  
Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC  
5956 Sherry Lane, Suite 1500  
Dallas, TX 75225

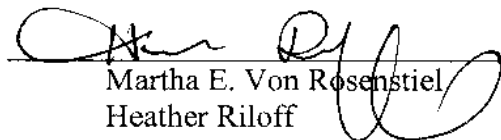
Radler 2000 Limited Partnership  
3131 West 7th St, Suite 400,  
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation  
US Bank Tower  
Suite 2200  
950 17th Street  
Denver CO 80202

Columbia County Probation Department  
Columbia County Courthouse  
35 West Main St., P.O. Box 380  
Bloomsburg, PA 17815

Occupant  
512 - 514 East 4th Street  
Bloomsburg, PA 17815

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

Dated: September 27, 2013

# SHERIFF'S COPY

#28590CAM -  
DN

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

## AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 512 - 514 East 4th Street, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

Dale J. Kline  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

Scott E. Casler  
5233 Ridge Avenue, First Floor  
Philadelphia, PA 19128

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

NONE

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

NONE

5. Name and address of every other person who has any record lien on the property:

NONE

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:

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Register of Wills  
County Courthouse  
Bloomsburg, PA 17815

Family Court/Domestic Relations  
Columbia County Courthouse  
P.O. Box 389  
Bloomsburg, PA 17815

Attorney General of the U.S.  
C/O Assistant Attorney General  
Tax Division  
U.S. Department of Justice  
P.O. Box 227  
Washington, DC 20044

PA Department of Revenue  
Inheritance Tax division,  
P.O. Box 280601  
Harrisburg, PA 17128

PA. Department of Revenue  
Bureau of Compliance  
Attn: Sheriff Sale Section  
P.O. Box 218230  
Harrisburg, PA. 17128-1230

Department of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105



Pennsylvania Department of Revenue  
Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC  
5956 Sherry Lane, Suite 1500  
Dallas, TX 75225

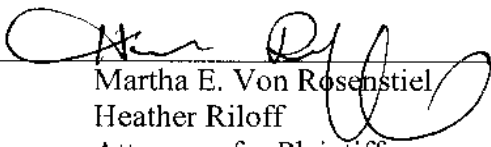
Radler 2000 Limited Partnership  
3131 West 7th St, Suite 400,  
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation  
US Bank Tower  
Suite 2200  
950 17th Street  
Denver CO 80202

Columbia County Probation Department  
Columbia County Courthouse  
35 West Main St., P.O. Box 380  
Bloomsburg, PA 17815

Occupant  
512 - 514 East 4th Street  
Bloomsburg, PA 17815

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

Dated: September 27, 2013

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

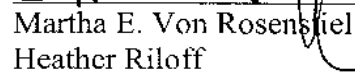
WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	No: 2013-CV-387

**CERTIFICATE TO THE SHERIFF**

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

- ☐ FHA – Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit
- ☒ XX That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:
- (a) Service of the Notice on the Defendants
  - (b) Expiration of the 30 days since Service of the Notice
  - (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
  - (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

---

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

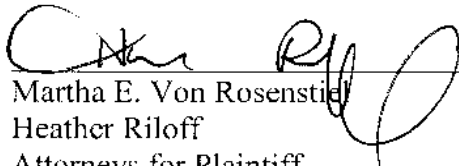
:

Martha E. Von Rosenstiel P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 512 - 514 East 4th Street, Bloomsburg, PA 17815:

1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Dale J. Kline and Scott E. Casler  
512 - 514 East 4th Street  
Bloomsburg, PA 17815:

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff

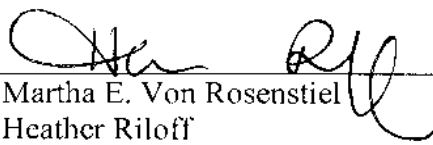
MARTHA E. VON ROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esquire / No. 52634  
 Heather Riloff, Esquire / No. 309906  
 649 South Avenue, Suite 7  
 Secane, PA 19018  
 (610) 328-2887  
 Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
defendant(s)	:	No: 2013-CV-387
	:	
	:	
	:	

---

**WAIVER OF WATCHMAN AND 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.

  
 Martha E. Von Rosenstiel  
 Heather Riloff  
 Attorneys for Plaintiff

Dated: September 27, 2013

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.  
Plaintiff

vs.

DALE J. KLINE AND SCOTT E. CASLER  
Defendant(S)

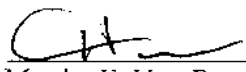
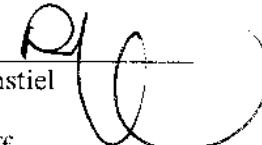
: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
:  
:  
: No: 2013-CV-387  
:

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
5. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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

  
Martha E. Von Rosenstiel  
Heather Riloff  
Attorneys for Plaintiff 

Dated: September 27, 2013

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
DALE J. KLINE AND SCOTT E. CASLER	:	
Defendant(s)	:	NO: 2013-CV-387
	:	
	:	
	:	

---

## **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel, and lot of land located on the south side of East Fourth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, of which is erected a double frame house bearing the house number: 512-514, it being described as follows, to-wit:

BEGINNING at a point one hundred twelve (112) feet nine (9) inches east of the southeastern corner of the intersection of East Fourth Street and Wood Street;

THENCE running in an easterly direction forty (40) feet three (3) inches to land now or formerly of John M. Robbins and Ella L. Robbins, his wife;

THENCE running in a southerly direction parallel with Wood Street along the western side of said land, one hundred eighty-four (184) feet, more or less, to a sixteen (16) foot alley;

THENCE running along the northern side of said alley forty (40) feet three (3) inches to land now or formerly of LaVere R. Robbins Brooke;

THENCE running in a northerly direction along the eastern side of said land in a line parallel with Wood Street, one hundred eighty-four (184) feet, more or less, to the place of BEGINNING.

BEING Parcel #05E-11-004

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Dale J. Kline and Scott E. Casler, by Deed from Javier Iglesias, single, dated 6/19/1997 and recorded 6/23/1997 in Deed Book 658 Page 772.

MARTHA E. VON ROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esquire / No. 52634  
 Heather Riloff, Esquire / No. 309906  
 649 South Avenue, Suite 7  
 Secane, PA 19018  
 (610) 328-2887  
 Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
DALE J. KLINE AND SCOTT E.	:	
CASLER	:	No: 2013-CV-387
Defendant(s)	:	
	:	
	:	

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 512 - 514 East 4th Street  
 Bloomsburg, PA 17815 will be sold by the Sheriff of Columbia County on

Date of Sale: \_\_\_\_\_

Time of Sale: 10:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2013-CV-387 in the Court of Common Pleas of Columbia County by Wells Fargo Bank N.A., Plaintiff against Dale J. Kline and Scott E. Casler, Defendant(s). Judgment was entered on September 30, 2013 in the amount of \$130,139.93. The property was seized and taken in execution as the property of Dale J. Kline and Scott E. Casler.

The property to be sold at Sheriff's Sale is described as follows:

ALL THAT CERTAIN piece, parcel, and lot of land located on the south side of East Fourth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, of which is erected a double frame house bearing the house number: 512-514, it being described as follows, to-wit:

...BEGINNING at a point one hundred twelve (112) feet nine (9) inches east of the southeastern corner of the intersection of East Fourth Street and Wood Street;

THENCE running in an easterly direction forty (40) feet three (3) inches to land now or formerly of John M. Robbins and Ella L. Robbins, his wife;

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BEING Parcel #05E-11-004

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2013-CV-387. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of  
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire  
Attorney for Plaintiff  
649 South Avenue, Unit #6  
Secane, PA 19018  
Phone: (610) 328-2887  
Fax: (610) 328-2875



MARTHA E. VON ROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esquire / No. 52634  
 Heather Riloff, Esquire / No. 309906  
 649 South Avenue, Suite 7  
 Secane, PA 19018  
 (610) 328-2887  
 Attorneys for Plaintiff

WELLS FARGO BANK N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
DALE J. KLINE AND SCOTT E.	:	
CASLER	:	No: 2013-CV-387
Defendant(s)	:	
	:	
	:	

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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The property to be sold at Sheriff's Sale is described as follows:

ALL THAT CERTAIN piece, parcel, and lot of land located on the south side of East Fourth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, of which is erected a double frame house bearing the house number: 512-514, it being described as follows, to-wit:

BEGINNING at a point one hundred twelve (112) feet nine (9) inches east of the southeastern corner of the intersection of East Fourth Street and Wood Street;

THENCE running in an easterly direction forty (40) feet three (3) inches to land now or formerly of John M. Robbins and Ella L. Robbins, his wife;

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THENCE running in a northerly direction along the eastern side of said land in a line parallel with Wood Street, one hundred eighty-four (184) feet, more or less, to the place of BEGINNING.

BEING Parcel #05E-11-004

IMPROVEMENTS: Residential Dwelling

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Timothy T. Chamberlain, Sheriff of  
Columbia County

ATTORNEY FOR PLAINTIFF:      MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire  
Attorney for Plaintiff  
649 South Avenue, Unit #6  
Secane, PA 19018  
Phone: (610) 328-2887  
Fax: (610) 328-2875

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT  
649 SOUTH AVENUE  
UNIT 7  
SECANE, PA 19018  
(610) 328-2887

SOVEREIGN BANK  
ALLENTOWN, PA 18103  
60-7269/2313

60283

9/27/2013

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ \*\*1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\* DOLLARS

▲ TAMPER RESISTANT TONER AREA ▲



VOID AFTER 180 DAYS  
*Maureen Vetter*

MEMO 28590 - - DN

⑈060283⑈ ⑆23137269⑆ 1061087689⑈