

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
GARY J NEALON
DALE J KLINE
DALE J KLINE

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, June 7, 2017

Writ of Execution No. : 2015CV295

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 127 5TH 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Other	\$53.94

SCHUYLKILL CO

Total Sheriff Costs **\$2,061.32**

Distribution Costs

Recording Fees	SCHUYLKILL CO	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,128.32**

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

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO BANK NA VS GARY NEALON & DALE KLINE

NO. 91-2016 ED NO. 295-2015 JD

DATE/TIME OF SALE: June 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2178.32

POUNDAGE - 2% OF BID \$ 42.57

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2170.89

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

Lidya Wijaya

TOTAL DUE: \$ 2170.89

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 820.89

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 215945	Invoice Date: 09/06/2017 11:26:21 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: BKA
COLUMBIA COUNTY SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED			
	Grantor - NEALON, GARY J	\$67.00	201707139	BLOOMSBURG TOWN
	Grantee - WELLS FARGO BANK		09/06/17 11:26:28 AM	OF
	Consideration - \$2,170.89			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7927 - COLUMBIA COUNTY SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE			
	PAYMENT ON INVOICE	\$67.00		
	BALANCE DUE ON INVOICE	(\$67.00)		
		\$0.00		



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 F 614-220-5613

June 12, 2017

Columbia County Sheriff
Timothy Chamberlain
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127w 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Wells Fargo Bank, NA , 101 N. Phillips Avenue, Sioux Falls, South Dakota 57104**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$778.32, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-947-5701 or email ctmittendorf@manleydeas.com.

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Craig T. Mittendorf
Craig T. Mittendorf, Legal Assistant

15-023053_CTM



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid _____
Book Number _____
Page Number _____
Date Recorded _____

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: **Craig T. Mittendorf** Telephone Number: **614-947-5701**
Mailing Address: **P. O. Box 165028** City: **Columbus** State: **OH** ZIP Code: **43216-5028**

B. TRANSFER DATA

Date of Acceptance of Document: **06/07/2017**
Grantor(s)/Lessor(s): **Sheriff of Columbia County** Telephone Number: **570-389-5622** Grantee(s)/Lessee(s): **Wells Fargo Bank, NA** Telephone Number: **800-678-7986**
Mailing Address: **35 West Main Street, P.O. Box 380** Mailing Address: **101 N. Phillips Avenue**
City: **Bloomsburg** State: **PA** ZIP Code: **17815** City: **Sioux Falls** State: **SD** ZIP Code: **57104**

C. REAL ESTATE LOCATION

Street Address: **127w 5th Street** City, Township, Borough: **Township of Bloomsburg**
County: **Columbia** School District: **Bloomsburg Area SD** Tax Parcel Number: **05W-03-089-00-000**

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N
1. Actual Cash Consideration: **2,170.89** 2. Other Consideration: **+0.00** 3. Total Consideration: **= 2,170.89**
4. County Assessed Value: **32,640.00** 5. Common Level Ratio Factor: **x3.69** 6. Computed Value: **= 120,441.60**

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: **100%** 1b. Percentage of Grantor's Interest in Real Estate: **100%** 1c. Percentage of Grantor's Interest Conveyed: **100%**

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent: _____ (Estate File Number: _____)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust: _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party: **Craig T. Mittendorf** Date: **06/12/2017**

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

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001985

	DATE	AMOUNT
Pay Forty Two dollars and 57 cents*****	8/30/2017	\$42.57

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815



15-023053, 2015-CV-295, Kline

⑈001985⑈ ⑆074900657⑆ 9001045366⑈

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001900

	DATE	AMOUNT
Pay Seven hundred Seventy Eight dollars and 32 cents*****	6/28/2017	\$778.32

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815



15-023053, 2015-CV-295, Kline

⑈001900⑈ ⑆074900657⑆ 9001045366⑈

August 29, 2017

Columbia County Sheriff
Timothy Chamberlain
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127w 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Pursuant to your Sheriff's Statement, enclosed please find a check in the amount of \$42.57
representing the balance due for Poundage costs.

Thank you for your assistance and should you have any questions, please feel free to contact our
office at 614-220-5611 or via email at post-sale-pa@mdk-llc.com.

Sincerely,

Craig T. Mittendorf
Legal Assistant

7-17-17
left mess. for
for \$42.57
poundage

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

April 12, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

15-023053_AT

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,
vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for April 5, 2017 at 9:00AM in the above captioned matter has been continued until June 7, 2017 at 9:00AM.

Dated: April 12, 2017

By: 

Kimberly A. Bonner, Esquire (89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
CLERK OF COURTS OFFICE
COLUMBIA, PA
2017 APR 11 P 1:29

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

ORDER OF COURT

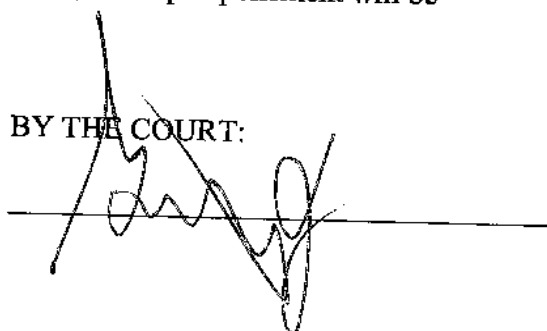
AND NOW, this 11 day of April, 2017, upon review of Plaintiff's

Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P.

3129.3(b)(1) and Defendant's subsequent response, if any, it is hereby **ORDERED**,

ADJUDGED and DECREED that the sheriff sale of 127 W 5th Street, Bloomsburg, PA 17815 scheduled for April 5, 2017 is continued until June 7, 2017, ~~and the requirement that advertisement be made and new notice be provided to Defendant, lienholders or other parties in interest pursuant to Pa.R.C.P. No. 3129.2 is hereby waived.~~ The postponement will be announced at the April 5, 2017 sheriff sale.

BY THE COURT:





MANLEYDEAS.COM
P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

April 4, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Please continue the sheriff sale set for April 5, 2017 to June 7, 2017 pending court order, per phone conversation with Sheriff Chamberlain. As soon as the order to continue sale is granted we will make sure you have a copy. Please announce this continuance at the April 5, 2017 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

15-023053_AT

**MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

February 1, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for February 1, 2017 at 9:00AM in the above captioned matter has been continued until April 5, 2017 at 9:00AM.

Dated: February 1, 2017

By: 

Kimberly A. Bonner, Esquire (89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kaborner@manleydeas.com
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

FILED
CLERK OF COURT
JAN 31 PM 3:32
COLUMBIA, PA

ORDER OF COURT

AND NOW, this 31st day of January, 2017, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for February 1, 2017 is continued until April 5, 2017 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the February 1, 2017 sheriff sale.

BY THE COURT:

Thomas A. James, Jr.

FILED
CLERK OF COURT
MARCH 1 P 3:24
CLERK'S OFFICE
COLUMBIA, PA

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

**MOTION TO CONTINUE SHERIFF SALE AND DISPENSE WITH NEW NOTICE
PURSUANT TO Pa.R.C.P. 3129.3(1)**

AND NOW, comes Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association ("Plaintiff"), by and through its attorneys, Manley Deas Kochalski LLC, and files its Motion to Continue Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) as follows:

1. On or about February 9, 2016, Plaintiff obtained a judgment in mortgage foreclosure against the Defendants at the above-captioned term and number ("Judgment").
2. Pursuant to said Judgment, the Plaintiff caused the property subject to the Judgment, being 127 W 5th Street, Bloomsburg, PA 17815 ("Mortgaged Premises") to be scheduled for sale by the Sheriff of Columbia County on September 7, 2016.

3. Plaintiff is reviewing the loan for loss mitigation options and Plaintiff directed the Sheriff of Columbia County to continue the sale of the Mortgaged Premises from September 7, 2016 to November 9, 2016 and to continue the sale of the Mortgaged Premises from November 9, 2016 to February 1, 2017 and to continue the sale of the Mortgaged Premises from February 1, 2017 to April 5, 2017.

4. Pursuant to Pa.R.C.P. 3129.3(1), new notice is required to be given as required by Pa.R.C.P. 3129.2(a), if the sale of real property is stayed, continued, postponed or adjourned, "except as provided in subdivision (b) or by special Order of the Court."

5. No parties-in-interest will be prejudiced by this continuance, since the Sheriff will be directed to announce the continued sheriff sale date at the February 1, 2017 sheriff sale.


6. Consequently, Plaintiff requests the sheriff sale scheduled for February 1, 2017 be continued pursuant to Pa.R.C.P. 3129.3(1) to April 5, 2017, and the requirement that advertisement be made and new notice be provided to Defendants, lienholders and other parties of interest be waived.

WHEREFORE, Plaintiff, Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, requests this Honorable Court to enter a special Order of Court pursuant to Pa.R.C.P. 3129.3(1) continuing the sheriff sale for February 1, 2017 to April 5, 2017 and dispense with the requirement that advertisement be made and a new notice be provided to Defendants, lienholders or other parties of interest.

Dated: January 31, 2017

By: 

Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kaborner@manleydeas.com
Attorney for Plaintiff


James D. Young, Esquire
Local Counsel for Plaintiff

FILED
NOTARIAL

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

JAN 31 P 3:24

COURTS OFFICE
COLUMBIA, PA

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

CIVIL DIVISION

Docket No.: 2015-CV-295

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

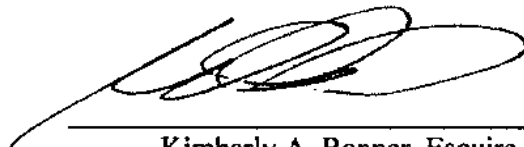
Defendants.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a copy of the foregoing Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) has been served upon the individuals listed below by U.S. mail, first class, postage prepaid, this 31st day of January, 2017:

Dale J. Kline, AKA Dale Kline, 357 Owl Creek Road, Tamaqua, PA 18252-4230

Gary J. Nealon, 6 Union Hill Road, Conshohocken, PA 19428



Kimberly A. Bonner, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire
Holly N. Wolf, Esquire
Karina Velter, Esquire



MANLEYDEAS.COM
P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

November 7, 2016

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for November 9, 2016 at 9:00AM in the above captioned matter has been continued until February 1, 2017 at 9:00AM.

Dated: November 7, 2016

By: 

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Cristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 145028

COLUMBUS, OH 43214

P 614-220-5611 | F 614-220-5613

November 7, 2016

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Please continue the sheriff sale set for November 9, 2016 to February 1, 2017. Please announce this continuance at the November 9, 2016 sheriff sale. A copy of the order of court granting the continuance is being sent to you from the Prothonotary's office.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

15-023053_AT

FILED
PROTHONOTARY
2016 NOV -7 P 3:49
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

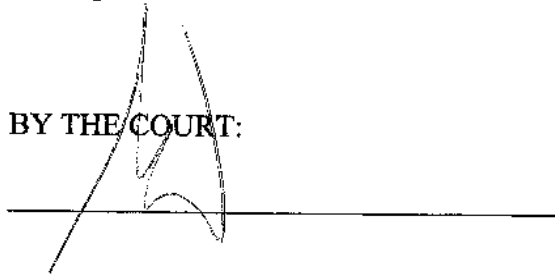
CIVIL DIVISION

Docket No.: 2015-CV-295

ORDER OF COURT

AND NOW, this 4th day of November, 2016, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for November 9, 2016 is continued until February 1, 2017 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the November 9, 2016 sheriff sale.

BY THE COURT:



SHERIFF'S SALE COST SHEET

NO. _____ vs. Kline
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****	\$ <u>419.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****	\$ <u>1433.38</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****	\$ <u>77.00</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	\$	
WATER 20	\$	
TOTAL *****	\$ <u>0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. <u>Schuyler Co.</u>	\$ <u>53.94</u>	
TOTAL *****	\$ <u>53.94</u>	

TOTAL COSTS (OPENING BID) \$ 2128.32

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

August 31, 2016

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

RE: 127 W 5th Street AKA 127 5th Street, Bloomsburg PA
2015-CV-295

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 it holds no claims for unpaid sewer service charges.

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

Sincerely,


Amber Kenney
Office Manager

Board of Directors: Thomas Evans, Chairman W. Carey Howell, Vice Chairman
Claude Renninger, Treasurer Lawrence Mack Andrew Barton

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

August 31, 2016

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

15-023053_AT

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

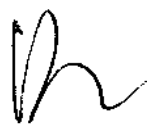
CIVIL DIVISION

Docket No.: 2015-CV-295

CERTIFICATE OF FILING

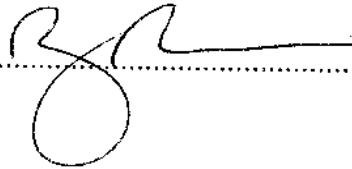
On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for September 7, 2016 at 9:00AM in the above captioned matter has been continued until November 9, 2016 at 9:00AM.

Dated: August 31, 2016

By: 
Kimberly A. Bonner, Esquire (89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kaborner@manleydeas.com
Attorney for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

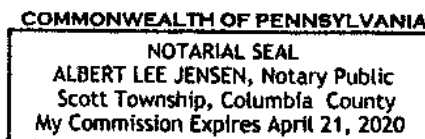
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 17, 24, 31, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 31 day of August 2016

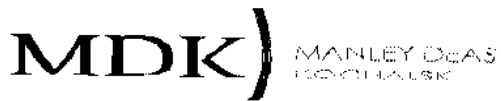
.....

(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....



MANLEYDEAS.COM

P.O. BOX 162026
BLOOMSBURG, PA 17816
PH: 717.339.1111 FAX: 717.339.1111

August 31, 2016

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Dear Sir/Madam:

Please continue the sheriff sale set for September 7, 2016 to November 9, 2016. Please announce this continuance at the September 7, 2016 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures



MANLEYDEAS.COM

P.O. BOX 165038

CO. UMBUS, OH 43216

P 614 220-5611 | F 614 220-5613

August 9, 2016

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National
Association v.
Dale J. Kline, AKA Dale Kline, et al.
Property Address: 127 W 5th Street, Bloomsburg, PA 17815
Docket No. 2015-CV-295
Our File Number: 15-023053

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other
Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-
5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

15-023053_AT

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

Wells Fargo Bank, NA successor by merger to
Wachovia Bank, National Association

Plaintiff,

vs.

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Alex Throckmorton, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant Dale J. Kline, AKA Dale Kline is the record owner of the real property.
2. On or about July 5, 2016, Defendant Dale J. Kline, AKA Dale Kline was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 357 Owl Creek Road, Tamaqua, PA 18252-4230. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about July 20, 2016, Defendant Gary J. Nealon was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 6 Union Hill Road, Conshohocken, PA 19428. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about July 25, 2016, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Alex Throckmorton
Signature

Alex Throckmorton
Printed Name
Legal Assistant
Manley Deas Kochalski LLC

8/10/16
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 10th day of AUGUST 2016.

My Commission Expires: 8-25-2020

Salvatore J. Giordano
Notary Public

NOTARY SEAL:



Salvatore J. Giordano
Notary Public, State of Ohio
My Commission Expires 08-25-2020

15-023053_AT

EXHIBIT A

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association

VS. Plaintiff(s)

Court No. 2015-CV-295

Dale J. Kline, AKA Dale Kline; Gary J. Nealen

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Chad Spotts, being first duly sworn on oath depose and state as follows:
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Dale J. Kline AKA Dale Kline

~~ISERVED~~ NON-SERVED the within named defendant on: 07/05/2016 @ 1:54 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 357 Owl Creek Road
Tamaqua, PA, 18252

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 68 Gender ♂ Race white Height 5'09" Weight 170 Hair gray Glasses Y

X INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

 SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: ,
(Relationship): , a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

 CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with , (Title)
 , a person authorized to accept service and informed that person of the contents thereof.

 POSTED

 NON-SERVICE for the reason that after diligent investigation found

MILITARY

Additional Comments

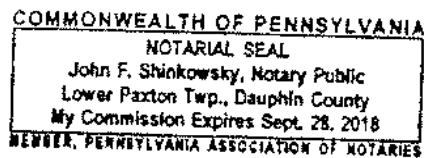
I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 07.05.2016

Chad Spotts
Signature of Process Server

John F. Shinkowsky
Notary Public

Chad Spotts
Printed Name of Process Server



644396_3440136_0_26_V4

Page 1 of 1 File Number: MDK15-023053
Reference Number: 3440136
Case Number: 2015-CV-295
Doc Generated: 06/29/2016 01:49:13:707 PM

EXHIBIT B

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA successor by merger to Wachovia
Bank, National Association

Plaintiff(s)

VS.

Court No.: 2015-CV-295

Dale J. Kline, AKA Dale Kline; Gary J. Nealon

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Richard Scollon Jr., being first duly sworn on oath depose and state as follows: I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania's Rules of Civil Procedure 3129

Defendant to be served: Gary J. Nealon

ADDRESS WHERE ATTEMPTED OR SERVED: 6 Union Hill Road,
Conshohocken, PA, 19428

I **SERVED** the within named defendant on: 7/20/2016 3:08 PM

☒ **SUBSTITUTE SERVICE** by leaving a copy of this process with: Jill Pettrille, (Relationship): Office Manager, a person authorized to accept and informed that person of the contents thereof.

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:
Age: 50 Gender: Female Race: Caucasian Height: 5-6 Weight: 126-150 Hair: Blonde Glasses: No

Additional Comments:

Given address is a business. Defendant is the owner. Per Jill Pettrille, Office Manager, Defendant was not available and she was authorized to accept on his behalf.

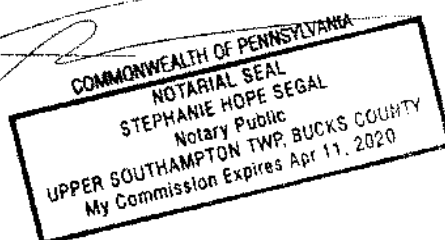
I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/22/16

Signature of Process Server

Printed Name

Notary Public



644396_3445514_0_23_V4

Page 1 of 3 File Number: MDK15-023053
Reference Number: 3445514
Case Number: 2015-CV-295
Doc Generated: 07/22/2016 11:27:47:237 AM

EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamp, or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of
Mailing

To pay fee, affix stamp, or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that may be presented to U.S.P.S. for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION

6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that may be presented to U.S.P.S. for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS

127 W 5th Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

127 W 5th Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamp, or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: STEPHEN D. BECK AND LUCILLE BECK, HUSBAND AND WIFE

1935 Summer Star Road

Reno, NV 89511-8127

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamp, or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

e/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: STEPHEN D. BECK AND LUCILLE BECK, HUSBAND
AND WIFE

Postmark Here

220 West First Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of
Mailing

To pay fee, affix stamp, or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

e/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

Postmark Here

6 Union Hill Road

Conshohocken, PA 19428

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

Postmark Here

357 Owl Creek Road

Tamaqua, PA 18252-4230

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps, or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
NEALON, GARY J (et al.)

Case Number
2015CV295

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 127 5TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

08/03/16

Time:

16:25

Deputy:

2

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV295

127 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

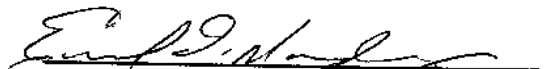


WELLS FARGO BANK, N.A.
vs.
GARY J NEALON (et al.)

Case Number
2015CV295

SHERIFF'S RETURN OF SERVICE

08/03/2016 04:05 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 127 5TH STREET, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2016

COMMONWEALTH OF PENNSYLVANIA

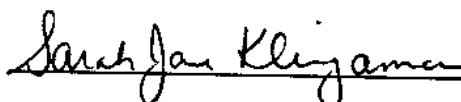
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

4TH day of AUGUST, 2016



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

cc: County State Sheriff, Telephon, no

15002423

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyWELLS FARGO BANK, N.A.
vs.
NEALON, GARY J (et al.)

#246104

LAST DAY FOR SERVICE 7-3-16

Case Number
2015CV295

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 71

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GARY J NEALON
Primary Address: 211 FLINT HILL ROAD
KING OF PRUSSIA, PA 19406

Phone: DOB:

Alternate Address: 127 WEST 5TH STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

AS PER SARA BELLITTI, PRESENT OCCUPANT, DEPT MOVED
W Galluzzo 6/23/16 0715

Now, June 07, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery 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, SHERIFF

NEALON, GARY J

2015CV295

211 FLINT HILL ROAD, KING OF PRUSSIA, PA 19406

NO EXPIRATION