

**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

2016-ED-91

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>49,528.44</u>
Interest from January 24, 2015 to date of sale	\$	<u>4,295.94</u>
Total	\$	<u>54,524.10</u>
(Costs to be added)		

Dated: 6/3/2016

Bonnie N. Silvette

Prothonotary

Prothonotary & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

(SEAL)

By: Rosalie Antonio

Clerk

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

Wells Fargo Bank, NA successor by merger to  
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Plaintiff,

vs.

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

Defendants.

CIVIL DIVISION

Docket No.: 2015-CV-295

2016-ED-91

All that certain frame messuage and piece, parcel or lot of land situate on lot of land situate on the Northerly side of West Fifth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at the Northeasterly corner of said Fifth Street and Murray Avenue or Alley, and running thence by the Eastwardly line of Lurray Avenue or Alley, Nothwardly 50 feet to an iron pin corner of lot formerly of J. S. and Laura Wilson and formerly owned by Martha McCollum; thence by said lot, Eastwardly 69 feet to lot formerly of Kate P. Wilson, but now owned by Mrs. Monathan Buck; thence by said buck lot, Southwardly 50 feet to the Northerly line of West Fifth Street; and thence along said line of West Fifth Street, Westwardly 69 feet to the corner and the place of beginning, whereon is erected a frame dwelling.

Also all that certain piece, parcel and lot of land situate in the said Town, County and State aforesaid, bounded and described as follows:

Beginning at an iron pin in the Eastern line of Murray Avenue, being the Northwest corner of the above described lot of land, and running thence along the Eastern line of said Avenue, Northwardly 25 feet to an iron pin corner in the Southern line of lot formerly of Martha McCollum; thence along the Southern line of said lot, Eastwardly 69 feet to an iron pin corner in line of lot formerly of Gunter now owned by J. S. Housenick; thence along the line of said lot Southwardly 25 feet to the Northern line of the above described lot; and thence along the said line of said lot, Westwardly 69 feet to an iron pin corner and the place of beginning.

Parcel No.: 05W-03-089-00-000

BEING the same property conveyed to Dale J. Kline who acquired title by virtue of a deed from Stephen D. Beck and Lucille Beck, also known as Lucille R. Beck, by her Attorney-in-Fact,

11:21 AM 6-1-2016  
JUL 1 2016

Stephen D. Beck, husband and wife, dated November 19, 2003, recorded November 24, 2003, at Instrument Number 200315198, Columbia County, Pennsylvania records.

Property known as 127 W 5th Street, a/k/a 127 5<sup>th</sup> Street, Bloomsburg, PA 17815

**Exhibit "A"**

**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

2016-ED-91

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

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

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, Pennsylvania 17815 on September 7<sup>th</sup> 2016 at 9:00 am prevailing local time.

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

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

The LOCATION of your property to be sold is:

**127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815**

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

**No. 2015-CV-295**

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

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

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 West Main Street, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

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

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

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

**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108**

**(800) 692-7375**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

6/2/16



Jana Fridfinnsdottir, Esquire (315944)  
Scott A. Dietterick, Esquire (55650)  
Kimberly A. Bonner, Esquire (89705) ✓  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE**

**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

2016-ED-91

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Parcel No.: 05W-03-089-00-000

BEING the same property conveyed to Dale J. Kline who acquired title by virtue of a deed from Stephen D. Beck and Lucille Beck, also known as Lucille R. Beck, by her Attorney-in-Fact,

Stephen D. Beck, husband and wife, dated November 19, 2003, recorded November 24, 2003, at Instrument Number 200315198, Columbia County, Pennsylvania records.

Property known as 127 W 5th Street, a/k/a 127 5<sup>th</sup> Street, Bloomsburg, PA 17815

**Exhibit "A"**



\* \* A F F I D A V I T   O F   R E T U R N   \* \*

DEP RETURNED : 06/21/2016

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	KLINE, DALE J.	357 OWL CREEK ROAD		TAMAQUA	PA	18252	BEREZWICK, K

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	FEE	CCST
1	06/20/2016	10:50	DALE KLINE SR	357 OWL CREEK ROAD		TAYAHUA	PA	18252	36	19.44
			* REMARKS : SERVICE MADE BY DEPUTY REINOEHL, I							
			* REMARKS : SERVED							

Total : 19.44

Total Fee Charge for all Services :	19.44
-------------------------------------	-------

# 9

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

I hereby CERTIFY and RETURN that service was made by handing a TRUE and ATTESTED COPY to :

DALE KLINE SR (FATHER)  
357 OWL CREEK ROAD  
TAMAQUA PA

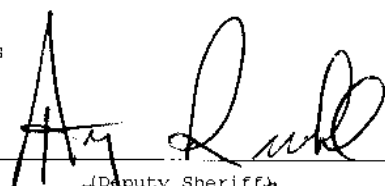
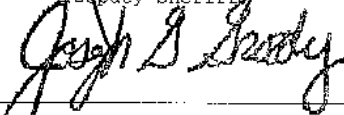
ON  
06/20/2016  
at 10:50

SWORN and subscribed before me this \_\_\_\_\_

SO ANSWERS

day of \_\_\_\_\_

(Prothonotary)

  
\_\_\_\_\_  
(Deputy Sheriff)  
  
\_\_\_\_\_  
(Sheriff of Schuylkill County)

End - of - Return (X-239-2016)

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POITTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

C O S T S I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
-----	-----	-----	-----
ADVANCE COSTS - SERVICE	150.00		150.00
R D & R		9.00	141.00
SERVICE		9.00	132.00
ATTESTING		4.00	128.00
SERVICE FEE		19.44	108.56
STATE SURCHARGE		10.00	98.56
PROTHY FEE FOR SERVICE		2.50	96.06
REFUND		96.06	0.00

Advance Payment :	150.00
Cost of Service :	53.94
Refund Paid :	96.06

-----  
End - of - Return (2015CV295)

ACCOUNT STATEMENT  
OFFICE OF THE SHERIFF  
OF SCHUYLKILL COUNTY

DATE : 06/21/2016

Case Ref : 2015CV295

Service ID: 85169

Type : NOTICE OF REAL ESTATE SALE

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 150.00

Cost of Service : 53.94

Refund : 96.06



MANLEYDEAS.COM

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

July 24, 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

Dear Sir/Madam:

Enclosed please find a copy of an Amended Affidavit Pursuant to Rule 3129.1 regarding the  
above referenced matter.

If you should have any questions, please do not hesitate to contact me at 614-917-1764.

BY: Alex Throckmorton  
Alex Throckmorton, Legal Assistant  
P. O. Box 165028  
Columbus, OH 43216-5028  
Email: athrockmorton@manleydeas.com  
File No.: 15-023053  
614-220-5611; FAX 614-220-5613

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

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 127w 5th Street, Bloomsburg, PA 17815:

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

DALE J. KLINE, AKA DALE KLINE  
357 Owl Creek Road  
Tamaqua, PA 18252-4230

GARY J. NEALON  
6 Union Hill Road  
Conshohocken, PA 19428

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

DALE J. KLINE, AKA DALE KLINE  
357 Owl Creek Road  
Tamaqua, PA 18252-4230

GARY J. NEALON  
6 Union Hill Road  
Conshohocken, PA 19428

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

WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
*Plaintiff*

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

WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
*Plaintiff*

STEPHEN D. BECK AND LUCILLE BECK, HUSBAND AND WIFE  
1935 Summer Star Road  
Reno, NV 89511-8127  
AND  
220 West First Street  
Bloomsburg, PA 17815

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
127 W 5th Street  
Bloomsburg, PA 17815


UNKNOWN SPOUSE  
127 W 5th Street  
Bloomsburg, PA 17815  
AND  
357 Owl Creek Road  
Tamaqua, PA 18252-4230  
AND  
6 Union Hill Road  
Conshohocken, PA 19428

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

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

Dated:

7/25/16



---

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: kabonner@manleydeas.com  
Attorney for Plaintiff



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

Date: 07/12/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 25102

KLINE DALE J  
357 OWL CREEK ROAD  
TAMAQUA PA 18252

District: TOWN OF BLOOMSBURG  
Deed: 20031 -5198  
Location: 127 W 5TH ST  
Parcel Id:05W-03 -089-00,000

Assessment: 39,050  
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

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

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

# 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 - Sale Notice

Manner: < Not Specified >

Zone: 91

Expires:

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: OCCUPANT

Primary Address: 127 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Apt #4

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sharla Carter

Relation: Rentee

Date: 6-20-16 Time: 9:21

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	6-6-16	6/9/16				
Time:	12:10	8:29				
Mileage:						
Deputy:	4	6				

### Service Attempt Notes:

1. L/C
2. No answer
- 3.
- 4.
- 5.
- 6.

OCCUPANT

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.  
NEALON, GARY J (et al.)

Case Number  
2015CV295

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 91

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: OCCUPANT

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:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2015CV295

127 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**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

2016-ED-91

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OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

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

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

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

The LOCATION of your property to be sold is:

**127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815**

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

**No. 2015-CV-295**

# 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 - 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: DALE J KLINE

Primary Address: 357 OWL CREEK ROAD  
TAMAQUA, PA 18252

Phone: DOB:

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

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

DALE KLINE SR.

Relation:

FATHER

Date:

6/30/16

Time:

10:50

Deputy:

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, June 07, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Schuylkill 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 J

2015CV295

357 OWL CREEK ROAD, TAMAQUA, PA 18252

NO EXPIRATION

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

DEPUTIZED FROM COLUMBIA COUNTY

PLAINTIFF: WELLS FARGO BANK N.A.

V S

DEFENDANT: KLINE, DALE J.

PEOPLE:

COURT NUMBER : 2015CV295  
FILED BY : COLUMBIA COUNTY SHERIFFS DEPT.  
TYPE OF PAPER : NOTICE OF REAL ESTATE SALE  
SERVING NUMBER : 85169  
PRO FILE DATE : 06/03/2016  
EXPIRATION : 09/01/2016  
SHF RECEIVED : 06/10/2016  
DEP RETURNED : 06/21/2016

( P E O P L E T O B E S E R V E D )

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	KLINE, DALE J.	357 OWL CREEK ROAD		TAMAQUA	PA	18252	BEREZOWICK, K

( A T T E M P T S A T S E R V I C E )

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	FEE	COST
1	06/20/2016	10:50	DALE KLINE SR	357 OWL CREEK ROAD		TAMAQUA	PA	18252	36	19.44
			* REMARKS : SERVICE MADE BY DEPUTY REINOEHL, T							
			* REMARKS : SERVED							

Total : 19.44

Total Fee Charge for all Services : 19.44

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5573

\* \* A F F I D A V I T O F R E T U R N \* \*

I hereby CERTIFY and RETURN that service was made by handing a TRUE and ATTESTED COPY to :

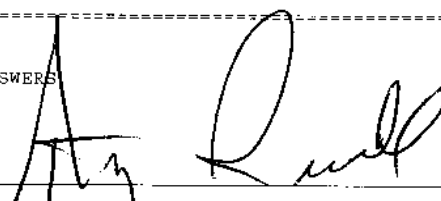
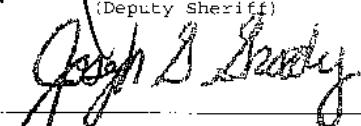
DALE KLINE SR (FATHER)  
357 OWL CREEK ROAD  
TAMAQUA PA

ON  
06/20/2016  
at 10:50

SWORN and subscribed before me this \_\_\_\_\_

SO ANSWERS

day of \_\_\_\_\_

  
(Deputy Sheriff)  
  
(Sheriff of Schuylkill County)

(Prothonotary)

End of - Return (X-239-2016)

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T   O F   R E T U R N   \* \*

C O S T S   I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
-----	-----	-----	-----
ADVANCE COSTS - SERVICE	150.00		150.00
R D & R		9.00	141.00
SERVICE		9.00	132.00
ATTESTING		4.00	128.00
SERVICE FEE		19.44	108.56
STATE SURCHARGE		10.00	98.56
PROCTHY FEE FOR SERVICE		2.50	96.06
REFUND		96.06	0.00

Advance Payment : 150.00  
Cost of Service : 53.94  
Refund Paid : 96.06

-----  
End - of - Return (2015CV295)



ACCOUNT STATEMENT  
OFFICE OF THE SHERIFF  
OF SCHUYLKILL COUNTY

DATE : 06/21/2016

Case Ref : 2015CV295

Service ID: 85169

Type : NOTICE OF REAL ESTATE SALE

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 150.00

Cost of Service : 53.94

Refund : 96.06

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 06/09/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1076304**  
Description: **Kline Sheriff Sale**  
Run Dates: **08/17/16 to 08/31/16**  
Class: **2**  
Agate Lines: **216**  
Blind Box:

**Total Ad Cost \$1,183.38**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/17/16	08/31/16	3	\$1,183.38

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV295

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, SEPTEMBER 07, 2016 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 frame messuage and piece, parcel or lot of land situate on lot of land situate on the Northernly side of West Fifth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows: Beginning at the Northeast corner of said Fifth Street and Murray Avenue or Alley, and running thence by the Eastwardly line of Lurray Avenue or Alley, Northwardly 50 feet to an iron pin corner of lot formerly of J. S. and Laura Wilson and formerly owned by Martha McCollum; thence by said lot, Eastwardly 69 feet to lot formerly of Kate P. Wilson, but now owned by Mrs. Monathan Buck; thence by said buck lot, Southwardly 50 feet to the Northernly line of West Fifth Street; and thence along said line of West Fifth Street, Westwardly 69 feet to the corner and the place of beginning, whereon is erected a frame dwelling.

Also all that certain piece, parcel and lot of land situate in the said Town, County and State aforesaid, bounded and described as follows: Beginning at an iron pin in the Eastern line of Murray Avenue, being the Northwest corner of the above described lot of land, and running thence along the Eastern line of said Avenue, Northwardly 25 feet to an iron pin corner in the Southern line of lot formerly of Martha McCollum; thence along the Southern line of said lot, Eastwardly 69 feet to an iron pin corner in line of lot formerly of Gunter now owned by J. S. Housenick; thence along the line of said lot Southwardly 25 feet to the Northern line of the above described lot, and thence along the said line of said lot, Westwardly 69 feet to an iron pin corner and the place of beginning.

Parcel No.: 05W-03-089-00-000

BEING the same property conveyed to Dale J. Kline who acquired title by virtue of a deed from Stephen D. Beck and Lucille Beck, also known as Lucille R. Beck, by her Attorney-in-Fact, Stephen D. Beck, husband and wife, dated November 19, 2003, at Instrument Number 200315198, Columbia County, Pennsylvania records, Property known as 127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815

**PROPERTY ADDRESS: 127 5TH STREET, BLOOMSBURG, PA 17815**

UPI / TAX PARCEL NUMBER: 05W-03-089-00-000

Seized and taken into execution to be sold as the property of GARY J NEALON, DALE J KLINE, DALE J KLINE in suit of WELLS FARGO BANK, N.A.

**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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# 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 - Sale Notice

Zone: 91

Manner: < Not Specified >

Expires:

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: OCCUPANT

Primary Address: 127 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Apt #3

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kassandra Truesell

Relation: Occupant

Date: 6/9/16 Time: 8:29

Deputy: 6 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	<u>8-6-16</u>					
Time:	<u>12:10</u>					
Mileage:						
Deputy:	<u>4</u>					

### Service Attempt Notes:

1. L/C

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

OCCUPANT

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.  
NEALON, GARY J (et al.)

Case Number  
2015CV295

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 91

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: OCCUPANT

Primary Address: 127 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Apt #2

Phone:

### Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult in Charge: Roger Boone

Relation: Tenant

Date: 6-8-16

Time: 12:09

Deputy: 4

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.

OCCUPANT

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.  
NEALON, GARY J (et al.)

Case Number  
2015CV295

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 91

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: OCCUPANT

Primary Address: 127 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Apt. #1

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Rachel McDonald

Relation: Tenant

Date: 6-8-16 Time: 12:00

Deputy: 4 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.

OCCUPANT

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

06/08/2016 08:45 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: LUCILLE BECK AT 220 WEST FIRST STREET, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED. NO FORWARD AT POST OFFICE.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 08, 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

8TH

day of

JUNE

2016

Sarah Jane Klingaman

Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-6028

# 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

06/08/2016 08:45 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: STEPHEN BECK AT 220 WEST FIRST STREET, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED. NO FORWARD AT POST OFFICE.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 08, 2016

NOTARY

Affirmed and subscribed to before me this

8TH day of JUNE, 2016

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016

Sarah Jane Klingaman

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

# 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 - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 91

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: LUCILLE BECK

Primary Address: 220 WEST FIRST STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-8-16

Time: 11:45

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date: 6-8-16

Time: 08:15

Mileage:

Deputy: 4

### Service Attempt Notes:

1. No update info on J Net - still has listed 220 W. Main St Blom.
2. No forwarding Address per Bloom Post office.
- 3.
- 4.
- 5.
- 6.

BECK, LUCILLE

2015CV295

220 WEST FIRST STREET, BLOOMSBURG, PA 17815 NO EXPIRATION



**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

*2016-ED-91*

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

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

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, Pennsylvania 17815 on September 7<sup>th</sup> 2016 at 9:00 am prevailing local time.

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

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

The LOCATION of your property to be sold is:

**127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815**

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

**No. 2015-CV-295**

# 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 - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 91

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: STEPHEN BECK

Primary Address: 220 WEST FIRST STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-8-16

Time: 08:45

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	6-8-16					
Time:	08:15					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

1. No Update info on J-Met
2. No Forwarding Address Rec Bloomsburg Post office
- 3.
- 4.
- 5.
- 6.

BECK, STEPHEN

2015CV295

220 WEST FIRST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**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

2016-ED-91

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

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

**TAKE NOTICE:**

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

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

The LOCATION of your property to be sold is:

**127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815**

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

**No. 2015-CV-295**

# 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 - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

91

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: 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: Carol Friley

Relation: Intake OFFICER

Date: 06-07-16 Time: 1335

Deputy: 8 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2015CV295

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# 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 - Sale Notice

Zone: 91

Manner: < Not Specified >

Expires:

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: 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:

DEB MILLER

Relation:

CLERK

Date:

09-07-16

Time:

1330

Deputy:

8

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.

COLUMBIA COUNTY TAX C

2015CV295

PO BOX 380, 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.  
NEALON, GARY J (et al.)

Case Number  
2015CV295

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 91

Manner: < Not Specified >

Expires:

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: 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:

DEF-TAX PERSON

Date:

06-07-16

Time:

1345

Deputy:

8

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.

WARD, MARY F.

2015CV295

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# 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 - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 91

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: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 301 E 2ND STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: AMBER KENNEY

Relation: OFFICE MANAGER

Date: 06-07-16

Time: 1350

Deputy: 8

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.

BLOOMSBURG MUNICIPAL

2015CV295

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV295

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, SEPTEMBER 07, 2016**  
**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 frame messuage and piece, parcel or lot of land situate on lot of land situate on the Northerly side of West Fifth Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows; Beginning at the Northeastly corner of said Fifth Street and Murray Avenue or Alley, and running thence by the Eastwardly line of Lurray Avenue or Alley, Nothwardly 50-feet to an iron pin corner of lot formerly of J. S. and Laura Wilson and formerly owned by Martha McCollum; thence by said lot, Eastwardly 69 feet to lot formerly of Kate P. Wilson, but now owned by Mrs. Monathan Buck; thence by said buck lot, Southwardly 50 feet to the Northerly line of West Fifth Street; and thence along said line of West Fifth Street, Westwardly 69 feet to the corner and the place of beginning, whereon is erected a frame dwelling.

Also all that certain piece, parcel and lot of land situate in the said Town, County and State aforesaid, bounded and described as follows:

Beginning at an iron pin in the Eastern line of Murray Avenue, being the Northwest corner of the above described lot of land, and running thence along the Eastern line of said Avenue, Northwardly 25 feet to an iron pin corner in the Southern line of lot formerly of Martha McCollum; thence along the Southern line of said lot, Eastwardly 69 feet to an iron pin corner in line of lot formerly of Gunter now owned by J. S. Housenick; thence along the line of said lot Southwardly 25 feet to the Northern line of the above described lot; and thence along the said line of said lot, Westwardly 69 feet to an iron pin corner and the place of beginning.

Parcel No.: 05W-03-089-00-000

BEING the same property conveyed to Dale J. Kline who acquired title by virtue of a deed from Stephen D. Beck and Lucille Beck, also known as Lucille R. Beck, by her Attorney-in-Fact, Stephen D. Beck, husband and wife, dated November 19, 2003, at Instrument Number 200315198, Columbia County, Pennsylvania records.

Property known as 127 W 5th Street, a/k/a 127 5th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 127 5TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-089-00-000

Seized and taken into execution to be sold as the property of GARY J NEALON, DALE J KLINE, DALE J KLINE in suit of WELLS FARGO BANK, N.A..

**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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

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



**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

2016-ED-91

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>49,528.44</u>
Interest from January 24, 2015 to date of sale	\$	<u>4,295.94</u>
Total	\$	<u>54,524.10</u>
(Costs to be added)		

Dated: 6/3/2016

(SEAL)

Barbara N. Silvestri  
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Exp. 1st Monday in 2020

By: Rosalie Antonello

Clerk

**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

2016-ED-91

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Beginning at the Northeasterly corner of said Fifth Street and Murray Avenue or Alley, and running thence by the Eastwardly line of Lurray Avenue or Alley, Nothwardly 50 feet to an iron pin corner of lot formerly of J. S. and Laura Wilson and formerly owned by Martha McCollum; thence by said lot, Eastwardly 69 feet to lot formerly of Kate P. Wilson, but now owned by Mrs. Monathan Buck; thence by said buck lot, Southwardly 50 feet to the Northerly line of West Fifth Street; and thence along said line of West Fifth Street, Westwardly 69 feet to the corner and the place of beginning, whereon is erected a frame dwelling.

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Beginning at an iron pin in the Eastern line of Murray Avenue, being the Northwest corner of the above described lot of land, and running thence along the Eastern line of said Avenue, Northwardly 25 feet to an iron pin corner in the Southern line of lot formerly of Martha McCollum; thence along the Southern line of said lot, Eastwardly 69 feet to an iron pin corner in line of lot formerly of Gunter now owned by J. S. Housenick; thence along the line of said lot Southwardly 25 feet to the Northern line of the above described lot; and thence along the said line of said lot, Westwardly 69 feet to an iron pin corner and the place of beginning.

Parcel No.: 05W-03-089-00-000

BEING the same property conveyed to Dale J. Kline who acquired title by virtue of a deed from Stephen D. Beck and Lucille Beck, also known as Lucille R. Beck, by her Attorney-in-Fact,

Stephen D. Beck, husband and wife, dated November 19, 2003, recorded November 24, 2003, at Instrument Number 200315198, Columbia County, Pennsylvania records.

Property known as 127 W 5th Street, a/k/a 127 5<sup>th</sup> Street, Bloomsburg, PA 17815

**Exhibit "A"**

# REAL ESTATE OUTLINE

ED # 2014 ED 91

DATE RECEIVED 6/6/14  
DOCKET AND INDEX 2015 CV 295

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	- 6/5/14 L.M.
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>109015</u>

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

SALE DATE Sept. 7<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**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

Execution No.: 2016-ED-91

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 127 W 5th Street, a/k/a 127 5<sup>th</sup> Street, Bloomsburg, PA 17815:

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

*Schiff*  
DALE J. KLINE, AKA DALE KLINE  
357 Owl Creek Road  
Tamaqua, PA 18252-4230

GARY J. NEALON  
211 Flinthill Road  
Bridgeport, PA 19405-1343  
AND

*211* \*  
211 Flint Hill Road  
King of Prussia, PA 19406

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

DALE J. KLINE, AKA DALE KLINE  
127 West 5th Street  
Bloomsburg, PA 17815

GARY J. NEALON  
211 Flinthill Road  
Bridgeport, PA 19405-1343  
AND  
211 Flint Hill Road  
King of Prussia, PA 19406

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

WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
*Plaintiff*

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

WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
*Plaintiff*

✓ STEPHEN D. BECK AND LUCILLE BECK, HUSBAND AND WIFE  
220 West First Street  
Bloomsburg, PA 17815

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

✓ COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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:

✓ COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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

✓ COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
127 W 5th Street, a/k/a 127 5<sup>th</sup> Street  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
127 W 5th Street, a/k/a 127 5<sup>th</sup> Street  
Bloomsburg, PA 17815

AND  
211 Flinthill Road  
Bridgeport, PA 19405-1343

AND  
211 Flint Hill Road  
King of Prussia, PA 19406


AND  
357 Owl Creek Road  
Tamaqua, PA 18252-4230

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

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

Dated:

6/2/16

  
Jana Fridfinnsdottir, Esquire (315944)  
Scott A. Dietterick, Esquire (55650)  
Kimberly A. Bonner, Esquire (89705) ✓  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@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

2016-ED-91

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA     )

) SS

COUNTY OF CUMBERLAND                 )

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Jana Fridfinnsdottir, Esquire, attorney for Plaintiff, who being duly sworn according to law, deposes and says that the owners of the property located at 127 W 5th Street, a/k/a 127 5<sup>th</sup> Street, Bloomsburg, PA 17815 are: Defendant Dale J. Kline, AKA Dale Kline, whose last known address is 357 Owl Creek Road, Tamaqua, PA 18252-4230 and Defendant Gary J. Nealon, whose last known address is 211 Flinthill Road, Bridgeport, PA



19405-1343 and 211 Flint Hill Road, King of Prussia, PA 19406, to the best of her knowledge,  
information and belief.



Jana Fridfinnsdottir, Esquire (315944)  
Scott A. Dietterick, Esquire (55650)  
Kimberly A. Bonner, Esquire (89705) ✓  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff

Sworn to and subscribed before me this 2 day of June, 2016

  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Melissa Lopez, Notary Public  
Upper Allen Twp., Cumberland County  
My Commission Expires Feb. 22, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**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


2016-ED-91

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Dated:

6/2/16

  
Jana Fridfinnsdottir, Esquire (315944)  
Scott A. Dietterick, Esquire (55650)  
Kimberly A. Bonner, Esquire (89705) ✓  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000081556

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	8159	Carrier / service:	USPS Server	First-Class Mail®	6/7/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000081556

Doc Ref #: 2016ED91

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8160	Carrier / service:	USPS Server	First-Class Mail®	6/7/2016 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000081563

Doc Ref #: 2016ED91

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8158	Carrier / service:	USPS Server	First-Class Mail®	6/7/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000081549

Doc Ref #: 2016ED91

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8157	Carrier / service:	USPS Server	First-Class Mail®	6/7/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000081532

Doc Ref #: 2016ED91

Postage 5.1300

HARRISBURG PA 17128

**Manley Deas Kochalski LLC**

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

**COMMERCE NATIONAL BANK**

Columbus, OH 43214  
25-280/440

109015

	DATE	AMOUNT
Pay <b>One Thousand Three hundred Fifty dollars and 00 cents*****</b>	6/2/2016	\$1350.00

to the Order of :

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

15-023053, 2015-CV-295, Kline



⑈ 109015⑈ ⑆074900657⑆ 9001045366⑈