Wells Fargo Bank, NA successor by merger to	CIVIL DIVISION
Wachovia Bank, National Association	
,	Docket No.: 2015-CV-295
Plaintiff,	
VS.	5
	2016-50-91
Dale J. Kline, AKA Dale Kline; Gary J.	
Nealon	

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

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

Defendants.

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

\$ <u>49,528.44</u>
\$
\$ <u>54,524.10</u>
Monay Sluette
honotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
alie Antonie & Bo

NOG 6-22 Mill

15-023053 JL

**WREX** 

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

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,

Visite formers

Long Form Legal

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 5th Street, Bloomsburg, PA 17815

Exhibit "A"

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>42</sup> 20/4 at 9:00 ap 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

11 21 d b - 1887 9182

F2

## 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

Columbus, OH 43216-5023 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

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

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,

15-023053\_JL Long Form Legal

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 5th Street, Bloomsburg, PA 17815

#### Exhibit "A"

Tue Jun 21, 2016 01:47FM PAGE: 1

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

\* \* AFFIDAVIT OF RETURN \* \*

DEPUTIZED FROM COLUMBIA COUNTY PLAINTIFF: WELLS FARGO BANK N.A. COURT NUMBER : 2015CV295 FILED BY : COLUMBIA COUNTY SHERIFFS DEPT. V S DEFENDANT: KLINE, DALE J. TYPE OF PAPER : NOTICE OF REAL ESTATE SALE SERVING NUMBER : 85169 PEOPLE: PRO FILE DATE : 06/03/2016 EXPIRATION : 09/01/2016 SHF RECEIVED : 06/10/2016 DEP RETURNED : 06/21/2016 (PEOPLE TO BE SERVED) ADDRESS 2 CITY ST ZIP DEPUTY ADDRESS 1 AUÇAMAT Service for KLINE, DALE J. 357 OWL CREEK ROAD PA 18252 BEREZWICK, K (ATTEMPTS AT SERVICE) CCST ADDRESS 2 ST ZIP FEE SEQ DATE TIME SERVED TO ADDRESS 1 CITY 06/20/2016 10:50 DALE KLINE SR TAMAQUA PA 18252 36 19.44 357 OWL CREEK ROAD \* REMARKS : SERVICE MADE BY DEPUTY REINOEHL, T \* REMARKS : SERVED Total: 15.44

19,44

Total Fee Charge for all Services :

#### SHERIFF'S DEPARTMENT OF SCHUYLKILL COUNTY SCHUYLKILL COUNTY COURT HOUSE POTTSVILLE, PENNSYLVANIA 17901

(570) 622-5570

\* \* AFFIDAVIT OF RETURN \* \* I hereby CERTIFY and RETURN that service was made by handing a TRUE and ATTESTED COPY to : DALE KLINE SR (FATHER) ON 357 OWL CREEK ROAD 06/20/2016 TAMAQUA PA at 10:50 SWORN and subscribed before me this \_\_\_\_\_ SO ANSWERS day of \_\_\_\_

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

(Sheariff of Schuylkill County)

(Prothonotary)

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

\* \* AFFIDAVIT OF RETURN \* \*

#### COSTS INFORMATION

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	
FROTHY FEE FOR SERVICE		2.50	96.06	
REFUNI)		96.06	0.00	
		Advance Payment: :	150.00	
		Cost of Service :	53.94	
		Refund Paid :	96.06	

End - of - Return (2015CV295)

#### 

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



P.O. BOX 165028 COLUMBUS, OA 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

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.

#### 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

7/25/16

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:

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)

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

### REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 07/12/2016

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 NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

#### **COLUMBIA COUNTY SHERIFF**

Ву:	Per:
oy:	

Timothy T. Chamberlain Sheriff



VS.	GARY J (et al.)				Number 5CV295	(
Service De		E COVER SH	EET	<del></del>		<del></del> .
	en e	· · · · · · · · · · · · · · · · · · ·				<b>***</b>
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:	Type with the thirty of	Zone: Warrant:	91	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S F	RIGHTS	ededued p	The service was an extraction of the service of the	
erve To;		Final Serv	ice:		14 15 14 14 14 14 14 14 14 14 14 14 14 14 14	
Name:	OCCUPANT	Served:	Rersonally Adu	lt In Charge	Posted · Oth	тег
Primary Address:	127 TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Sharla (	The second of th		
Phone:	DOB:	Relation:	Re	ntae.	to resolution occurrent.	
iternate ddress:	Ap+ #4	Date:	6-20-16	Time:	9:21	
Phone:		Deputy:	4	Mileage:	garan san san kananan san san S	
ttorney / C	Priginator:					
ame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611			988 678
ervice Atte	empts:					
ate:	8-6-16 619116					3800
ime:	12:10 8:29					
lileage:						
eputy:	4 6					
rvice Atte	mpt Notes:					
4/C				an and a training and a second desired	n - Salat San Lind an Eastain an Aire ann an Aire	. Approved to .
No 9	nswer				<del></del>	
· <u></u> -				· · · · · · · · · · · · · · · · · · ·		

Timothy T. Chamberlain Sheriff



VS.	ARGO BANK, N.A. GARY J (et al.)				e Number 15CV295
		COVER SH			
Service De	etails:	- COVER SH	EEI		SS (1800) SS (1800) (1800) (1800)
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	91
Votes:	SALE DATE & TIME: 09/07/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S F	RIGHTS		**************************************
erve To:		Final Serv	ice:		
Vame:	OCCUPANT	Served:	Personally · Adu	ult In Charge	· Posted · Other
Primary Address:	127 5TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	A second	er men en e	The state of the s
hone:	DOB:	Relation:	The state of the s	**************************************	
lternate ddress:	The first state of the state of	Date:		Time:	
Phone:		Deputy:		Mileage:	
torney / C	Originator:				
ame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
rvice Atte	empts:				
ate:					
me:	A THE SECOND PROPERTY OF THE SECOND S				-
ileage:	Anni offic column colum		Annual State of the State of th		TO THE PARTY OF TH
eputy:	AND A THE CONTROL OF				
rvice Atte	empt Notes:				
	about a second a second a second a second a second a second and a second a second a second a second a second a	· · · · · · · · · · · · · · · · · · ·			
		· · · · · · · · · · · · · · · · · · ·			
				<del>_</del>	<del>-</del>
				<del></del>	
			<del></del>		<del></del>

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 7th 2016 at 9:00 an 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	RGO BANK, N.A. GARY J (et al.)			Case Nur 2015CV	
	SERVIC	E COVER SH	 EET		·
Service De					
Category:	Real Estate Sale - Sale Notice	Control of the second of the s		Zone:	91
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	) AM E AND DERTORIS D	DICUTE	Service of the Person of the Service	· · · · · · · · · · · · · · · · · · ·
	S SALI	- AND DEBTOR 3 F	испъ	* 15 <sup>2</sup>	
Gerve To:		Final Servi	····	( to )	
Name:	DALE J KLINE	Served:		此中 Charge) Pos	tod Othor
Primary Address:	357 OWL CREEK ROAD TAMAQUA, PA 18252	Adult in Charge:	great the second of the second	KL, W.S.	on the contract of the contrac
Phone:	DOB:	Relation:	FATA	IER	
Alternate Address:	127 WEST 5TH STREET BLOOMSBURG, PA 17815	Date:	6/20/16	Time:	0.50
Phone:	The contract for an expension of a supplication of the contract of the contrac	Deputy:		Mileage:	3
ttorney / (	Originator:				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
ervice Att	empts:				
Date:					
Time:					
Mileage:			Manual Control of the		
Deputy:		The state of the s			
otes / Spe	cial Instructions:				
	in the second	anna an	erender og er		1719 <del>-</del>
				e e e e e e e e e e e e e e e e e e e	
				/4 m	

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 Timety T. Chambelin,
TIMOTHY T. CHAMBERLAIN, SHERIFF

NO EXPIRATION

# SHERIFF'S DEPARTMENT OF SCHUYLKILL COUNTY SCHUYLKILL COUNTY COURT HOUSE POTTSVILLE, PENNSYLVANIA 17901

(570) 622-5570

\* \* AFFIDAVIT OF RETURN \* \*

DEPUTIZED FROM COLUMBIA COUNTY PLAINTIFF: WELLS FARGO BANK N.A. COURT NUMBER : 2015CV295 V S FILED BY : COLUMBIA COUNTY SHERIFFS DEPT. DEFENDANT: KLINE, DALE J. TYPE OF PAPER : NOTICE OF REAL ESTATE SALE SERVING NUMBER : 85169 PEOPLE: PRO FILE DATE : 06/03/2016 EXPIRATION : 09/01/2016 SHF RECEIVED : 06/10/2016 DEP RETURNED : 06/21/2016 (PEOPLE TO BE SERVED) ADDRESS 1 ADDRESS 2 CITY ST ZIP DEPUTY Service for KLINE, DALE J. 357 OWL CREEK ROAD TAMAQUA PA 18252 BEREZWICK, K (ATTEMPTS AT SERVICE) SEQ DATE TIME SERVED TO ADDRESS 1 ADDRESS 2 CITY ST ZIF FEE ...... 1 06/20/2016 10:50 DALE KLINE SR 357 OWL CREEK ROAD TAMAQUA PA 18252 36 19.44 \* REMARKS : SERVICE MADE BY DEPUTY REINOERL, 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) 622-5570

\* \* AFFIDAVIT OF RETURN \* \*

I hereby CERTIFY and RETURN that service wa	s made by handing a TRUE and ATTESTED COPY $ ext{to}$ :
DALE KLINE SR (FATHER)	ON
357 OWL CREEK ROAD	06/20/2016
'lamaqua pa	at 10:50
SWORN and subscribed before me this	SO ANSWERS  (Deputy Sheriff)  (Deputy Sheriff)
(Prothonotary)	(Sheriff of Schuylkill County)
End of Retu	

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

\* \* AFFIDAVIT OF RETURN \* \*

#### COSTS INFORMATION

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	98.5€
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)

#### 

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.C. 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

Ad ID:

1076304

Description:

Kline Sheriff Sale

Run Dates:

08/17/16 to 08/31/16

Class:

Agate Lines: Blind Box:

216

Account:

Name: Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid** 

\$1,183.38

\$0.00

**Publication** Press Enterprise

Stop Start 08/17/16 08/31/16 Inserts Cost \$1,183.38

SHERIFF'S SALE By Virtue of a Writ of Execution (Montgage 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

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 Sheriffs Office no later than thirty (30) days after the date of Thouson with per prime in the prients of incerto alea than a my goop ways area are ware with sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said fifting, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain frame messuage and piece, percel or lot of land situate on lot of land situate on the Northerty side of West Fifth Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows; Beginning at the Northeastery by corner of said Fifth Street and Murray Awenue or Alley, and running thence by the Eastwardly line of Lurray Awenue or Alley, Northwardly 50-feet to an iron pin corner of lot formetry of J. S. and Laura Wilson and formetry downed by Marsh McCollum; thence by said lot Eastwardly 69 feet to lot formerly owned by Marsh by lot however the said to the said t Monathan Buck: therice by said buck lot, Southwardly 50 feet to the Northerly line or West Fifth Street; and thence along said line of West Fifth Street, Westwardly 69 feet to the comer and the place of beginning, whereon is erected a frame dwelling

Also all that pertain piece, parcel and lot of land situate in the said Town, County and State resaid, bounded and described as follows: Beginning at an iron pin in the Eastern line aforesaid, bounded and described as relicions, beginning at an iron pin in the bastern line of Murray Avenue, being the Northwest comer of the above described for of fand, 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 salong the Southern line of said for, 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 conser and the place of beginning.

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

Parosi No.: USW-03-089-00-000
BEING the same property conveyed to Dale J. Kline who acquired trille 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 write, dated November 19, 2003, at Instrument Number 200315188, Columbia Courty, Pennsylvania records, Property known as 127 VV 5th Street a/k/a 127 5th Street, Bloomsburg, PA 17815

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

UPL/ TAX PARCEL NUMBER: 05W-03-089-00-000 Seized and taken into association 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 cashler's check at time of sale. REMAINING BALANCE OF BID 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 wathin 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 Shariff 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 surns paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default-ing bidder will be responsible for any attorney fees incurred by the sherift in connection with any action against the bickler in which the bidder is found liable for damages. If pro-ceeds 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

Timothy T. Chamberlain Sheriff



VS.	ARGO BANK, N.A.	-	<b>Case Number</b> 2015CV295
NEALON,	GARY J (et al.)		
ing the state of t	SERVICE C	OVER SHE	Zone:
Service De	та од 19 градија друмерат проставата и 1900. То подред постарада драго запозвоја од 1900. То подраго вод 1900. На разримента постава и место пета и постава и постава и 1900. То постава и 1900. То постава и 1900. То постав		
	Real Estate Sale - Sale Notice		The control of the co
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS
Serve To:		Final Servi	Ce:
Name:	OCCUPANT	Served:	Personally Adult In Charge Posted Other  Kassendra Truesell
Primary Address:	127 5TH STREET BLOOMSBURG, PA 17815	Adult in Charge:	Kassandra Truesell
Phone:	DOB:	Relation:	Cccypant
Alternate Address:	Apt *3	Date:	6/9/16 Time: 8:29
Phone:	The state was the second one of the state and the state of the state o	Deputy:	(c. Mileage:
Attorney/	Originator:		
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
Service At	tempts:		· · · · · · · · · · · · · · · · · · ·
Date:	B-10.16		
Time:	12:10		
Mileage:			
Deputy:	4		
Service At	tempt Notes:		
1. L/C			
2.			
3.			
4.			
5.			
6.			
			•

Timothy T. Chamberlain Sheriff



VS.	ARGO BANK, N.A.  GARY J (et al.)				e Number 15CV295
and the street of the street o		E COVER SH	EET	·	<u> </u>
Service De	and the control of th				
Category:	Real Estate Sale - Sale Notice			Zone:	91
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S F	RIGHTS	and the second second second	Mahari inggapa aga inggapa ing
Serve To: Name:	OCCUPANT		ice:		
rvame. Primary	127 5TH STREET	Served:	Personally A	dult <u>fo</u> Charge	Posted · Other
Address:	BLOOMSBURG, PA 17815	Adult In Charge:	Keger	Boone	×
Phone:	DOB:	Relation:	42	& Tento	ent
Alternate Address:	Ap+ +2	Date:	6-8-16	Time:	12.09
Phone:		Deputy:	#	Mileage:	i
ttorney / (	Originator:				
lame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-561	1	
ervice Atta	empts:				
ate:					
Time:					
Mileage:					
Deputy:					-
ervice Atte	ampt Notes:				
•					
				·	
			<del></del>		<u> </u>
				, <u>-</u>	<u>,</u>
			<u></u>		
<u> </u>					

Timothy T. Chamberlain Sheriff



Vs.	ARGO BANK, N.A. GARY J (et al.)				se Number 015CV295
	SERVICE C	OVER SH	<u>.</u> EFT		
Service De					
Category:	Real Estate Sale - Sale Notice		erromania (n. 1960). 19 - Grand Marie - Grand Grand, esta esta esta esta esta esta esta esta	Zone:	Q I
Manner:	< Not Specified >	Expires:	finingasi kacifin banda ba Banda banda ba	Warrant	to the same of
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS		
Serve To:		Final Sery	ice:	an newspaper speeds	
Name:	OCCUPANT	Served:			Posted · Other
Primary Address:	127 5TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Kanchel	Mª Ponal	d
Phone:	DOB:	Relation:		200 - 7	Tentant
Aiternate Address:	Apt. "I	Date:	6-8-16	Time:	12:00
Phone:		Deputy:	4	Mileage:	ye. Salasa sara salasa a a a a a a a a a a a a a a a a
ttorney / (	Originator:				3.000
Vame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
ervice Att	empts:				
Date:					· · · · · · · · · · · · · · · · · · ·
Time:					
Mileage:					
Deputy:					
ervice Atte	empt Notes:			and the contract of the contra	
nti sebasa sebasah mengangkan	empt Notes:				
. <u>.                                   </u>			<del></del>		
. <u> </u>			·		
·.		<del></del> .			<del></del>
j.			<u> </u>		<del> ,</del>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO BANK, N.A.	ı
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.

SO ANSWERS.

June 08, 2016

				COMMONWEALTH OF PENNSYLVANIA  Notarial Sea! Sarah Jane Klingaman, Notary Public		
			 NOTARY	Town of Bicomsburg, Columbia County My Commission Expires Oct. 4, 2016		
Affirmed and	subscribed to b	efore me this	NOTARY	0 0 1 0		
8TH	day of	JUNE	2016	Manch Day K Dungan		

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

Sur-County/End and History Consumptions

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,

June 08, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

				Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County
Affirmed and s	ubscribed to b	pefore me this	NOTARY	My Commission Expires Oct. 4, 2016
8TH	day of	JUNE	, 2016	March Jane Klimaamas

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

Timothy T. Chamberlain Sheriff



VS.	RGO BANK, N.A.				Number 5CV295	
NEALON,	GARY J (et al.)					- <u>m</u>
	SERVICE	E COVER SHE	EET	SALAS SALAS I CARAGOS		BECK,
Service De	tails:			_		83
Category:	Real Estate Sale - Sale Notice	ANTERIOR TO THE STATE OF THE ST	The second of th	Zone:	$\mathcal{A}$	LUCILLE
Manner:	< Not Specified >	Expires:	the second secon	Warrant:	\(\)	. h
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S R	RIGHTS			
Serve To:		ingga sepaga ing inggana ing maganapananan Manga	ice:			2015CV295
Name:	LUCILLE BECK	Served:	Personally · Ad	ult In Charge	· Posted · Other	Ş
Primary Address:	220 WEST FIRST STREET BLOOMSBURG, PA 17815	Adult in Charge:		was to the second		295
Phone:	DOB:	Relation:			agaga, sa a sa s	. N
Alternate Address:		Date:	6-8-16	Time:	EE:45	20 WEST
Phone:		Deputy:	4	Mileage:	The second super-	
Attorney /	Originator:					FIRST
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-561	1,	a and compare section of	STREET
Service A	ttempts:					-
Date:	6-8-16					BLOOMSB
Time:	08:15					ĕ
Mileage:						
Deputy:	4					Ŗ
Service A	ttempt Notes:				-71	URG, PA 17815
1. <b>N</b> o	updak into EN J- Net	- Still has	11sted 221	W. Mai	10 3T Blenn	178
2. No .	Frewarding Address Ree bloom Por	st office				_ 5
3.				<u> </u>		- <u>z</u>
4.					<u> </u>	ი ლ
5.						NO EXPIRATION
						```

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 7th 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A. vs. NEALON, GARY J (et al.)				<b>Case Number</b> 2015CV295		
<del></del>	SERVIO	CE COVER SH	FFT		<u> </u>	
iervice De			<b> :</b>			
Category:	Real Estate Sale - Sale Notice			Zone:	91	
Manner:	< Not Specified >	Expires:		Warrant:	rensortations	
Votes:	SALE DATE & TIME: 09/07/2016 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SAI	00 AM LE AND DEBTOR'S F	RIGHTS	and the end of the end of the end		
erve To:		Final Servi	će:			
Vame:	STEPHEN BECK	Served:	Personally · Adul	t In Charge	Posted · Other	
Primary Address:	220 WEST FIRST STREET BLOOMSBURG, PA 17815	Adult In Charge:				
Phone:	DOB:	Relation:	Banker To Control			
Alternate Address:		Date:	6-8-16	Time:	08:45	
Phone:	Percentage de l'Estatatat de consciones de constitución de la constitu	Deputy:	Н	Mileage:		
ttorney / (	Originator					
lame:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611			
ervice Att	empts:					
Pate:	6-8-16					
ime:	08:15					
fileage:			1			
eputy:	4					
ervice Att	empt Notes:	mountaine and formation acres.			}	
	update info on 1- Net	7				
	specialing Address Reic Bloo	mshum Port as			<u>.                                    </u>	
. <del> </del>	The mirestrad Little D Lett. DICO	mercia ist of			<del></del>	
					. <u> </u>	
		<u></u>		<u> </u>	· · · · · · · · · · · · · · · · · · ·	
		<del></del>			·	

Constitution (A)

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

CIVIL DIVISION

Plaintiff,

Docket No.: 2015-CV-295

vs.

2016-ED-91

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

Defendants.

## 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 7th 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

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 CO	OVFR SH					
Service De	tails:	, v = , v • i · i					
Category:	Real Estate Sale - Sale Notice	energen i versie en leeren een versie en versie en Versie versie en ver		Zone:	O.		
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 F	RIGHTS				
Serve To:		Final Serv	lce:				
Name:	Domestic Relations Office of Columbia Col	Served:	Personally Adu	lt In Charge	Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Carol -	transport and a second control of the control of th	di,		
Phone:	DOB:	Relation:	Intake	OFF	3250		
Alternate Address:	•	Date:	06-07-16	, Time:	1335-		
Phone:	ent kankan ana saa na kana kana kana kana anan ana saa saa saa saa ahaa ka k	Deputy:	8	Mileage:			
Attorney / O	riginator:		U				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611				
Service Atte	mpts:	***					
Date:							
Time:							
Mileage:	The state of the s		The state of the s		L		
Deputy:	Professional of the profes	~~~					
Service Atte	mpt Notes:						
1.	mpt Notes:						
2.		<u> </u>					
3				<del> </del>	<del></del>		
4.		<u>-</u>		<u></u>			
5. <u> </u>							
6.					<u>.                                    </u>		

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 FA	RGO BANK, N.A.				e Number	
	GARY J (et al.)			201	5CV295	
	SERVIC	E COVER SHE	EET			ြည
Service De	talis;					S S
Category:	Real Estate Sale - Sale Notice			Zone:	91	₽
Manner:	< Not Specified >	Expires:	The second secon	Warrant:		ြင
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	) AM E AND DEBTOR'S R	RIGHTS			COLUMBIA COUNTY TAX C
Serve To:		Final Servi	and the material and the state of the state			201
Name:	Columbia County Tax Office	Served:			Posted Other	2015CV295
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:		MillE		/295
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Cler	K		
Alternate Address:		Date:	06-07	-) ( Time:	1380	} ! !
Phone:		Deputy:	8	Mileage:		РОВ
Attorney /	Originator:				X. S.	BOX 380,
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-50	611		
Service At	tempts:					BLOOMSBURG
Date:		1				S
Time:	Arrenna presenta a constanti de la constanti d					B.
Mileage:						•
Deputy:						PA 1
Service At	tempt Notes:			N. S.		PA 17815
1					······	
2.						
3.			·			z
4.						П
5.						NO EXPIRATION
6.						_ 🖧

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ARGO BANK, N.A. GARY J (et al.)					Number 5CV295
<u>.</u>		SEDVIC	E COVED SUI		·	·
Service De	tails:	SERVIC	E COVER SH	EEI		
Category:	antantan ing Propinsi Angara Sanahanan angarang ang Propinsi Sanahan ang Propinsi Sanahan ang Propinsi Sanahan Pangarang angarang angarang angarang angarang ang Propinsi Sanahanan ang Propinsi Sanahanan ang Propinsi Sanah	e Notice		· · · · · · · · · · · · · · · · · · ·	Zone:	GT.
Manner:	< Not Specified >		Expires:	The second of th	Warrant;	Jan Aharan sa
Notes:	SALE DATE & TIME: 0 PLAINTIFF NOTICE O	9/07/2016 AT 9:00 F SHERIFF'S SALE	AM	RIGHTS		
Serve To:			Final Servi	ica:		7.44 Maria 1944
Name:	Mary F. Ward		Served:<		lult In Charge ·	Posted · Other
Primary Address:	301 E Second Street, Bloomsburg, PA 1781	Town Hall 6	Adult In Charge:	The second second	WAR	Carrier and the contract of th
Phone:	570-784-1581	DOB:	Relation:	DEF-	tax Ain	SON
Alternate Address:	The second section of the second section of the second sec		Date:	06-07-1	() Time:	1345
Phone:	And the first of the second contract of the s	anna e commenta e commente de la commenta de la compansión de la compansión de la compansión de la compansión	Deputy:	V	Mileage:	
Attorney / (	Originator:			· ·		
Name:	MANLEY DEAS KOCH.	ALSKI LLC	Phone:	1-614-220-561	1	500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 - 500 -
Service Att	empts:					
Date:						
Time:		THE STREET STREET STREET SHOW A SHOW				
Mileage:	**************************************					
Deputy:	The second secon		Authorite Control of the Control of Control			article descriptions on the second
Service Att	empt Notes:		TOTAL CONTRACT OF THE CONTRACT			
1.				. The control of the second of	e visita suurista saata ja 1990 talka ja	are a resistantian en a cere a militarial. A
2.					., <u> </u>	
3.						
4.						
5.						
6.						

WARD. MARY

015CV295

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 FA	ARGO BANK, N.A.				- Newsland
	GARY J (et al.)				e Number 15CV295
	SERVICE C	OVER SH	 EET		· · · · · · · · · · · · · · · · · · ·
Service De					
Category:	Real Estate Sale - Sale Notice	Charles and the second .	delication and the second of t	Zone:	<i>C11</i>
Manner:	< Not Specified >	Expires:		Warrant:	wanda mad
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	DEBTOR'S F	RIGHTS	· · · · · · · · · · · · · · · · · · ·	
Serve To:		Final Serv	ce:		
Name:	BLOOMSBURG MUNICIPAL AUTHORITY	Served:	Personally Adu	It In Charge	Posted · Other
Primary Address:	301 E 2ND STREET BLOOMSBURG, PA 17815	Adult in Charge:	Am Ber?	and the same	Control of the community of the control of the cont
Phone:	DOB:	Relation:	Office	MANAY	1ER_
Alternate Address:		Date:	06.07-16	Time:	1350
Phone:	and the second s	Deputy:	R	Mileage:	The Parish of the Control of the Con
Attorney / (	Originator:		O .		
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611		
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:	A second				PVPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP
Service Atte	empt Notes:				
1.				***	
2.					<del></del>
3.		<u> </u>	· · · · · · · · · · · · · · · · · · ·		
4.		<u> </u>	-=·	<u> </u>	
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 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, 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 failts 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 agiainst 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 conneciton 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

Wells Fargo Bank, NA successor by merger to	CIVIL DIVISION
Wachovia Bank, National Association	Docket No.: 2015-CV-295
Plaintiff,	
VS.	2016-ED-9
Dale J. Kline, AKA Dale Kline; Gary J. Nealon	
Defendants.	

# 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 Interest from January 24, 2015 to date Total	\$ 49,528.44 te of sale \$ 4,295.94 \$ 54,524.10
	(Costs to be added)	
Dated: _	6/3/2016	Bruthanotary Silvetti
		Prothonotary Proth & Clerk of Sev. Courts
	(SEAL)	My Com. Ex. let Monday in 2020  By: KOX D. of Atonio LO
	(BEAL)	Clerk

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

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,

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 5th Street, Bloomsburg, PA 17815

### Exhibit "A"

## REAL ESTATE OUTLINE

ED#2014 ED 91

DATE RECEIVED $u/v/\iota \omega$	
DOCKET AND INDEX 201	5 CV 295
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	<del>X</del>
WHEREABOUTS OF LKA	X 15/14 m.
NON-MILITARY AFFIDAVIT	~ > 000° 000
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	<del></del>
CHECK FOR \$1,350.00 OR	X CK# /09015
**IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED**
SALE DATE	Carl 17th mm 0:00
POSTING DATE	Sept. The TIME $9.00$
· - · · <del></del>	1ST WEEK
ADV. DATES FOR NEWSPAPER	1 WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>ND</sup> WEEK

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 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 Tamagua, PA 18252-4230

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

15-023053 JL F74

Wells Fargo Bank, NA successor by merger to	CIVIL DIVISION	
Wachovia Bank, National Association	Docket No.: 2015-CV-295	
Plaintiff,		
VS.	2016-ED-91	
Dale J. Kline, AKA Dale Kline; Gary J. Nealon		
Defendants.		

### 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 P information and belief.	russia, 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	day of $\int \int \int$

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

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

Plaintiff.

VS.

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

Defendants.

6/2/16

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:

Jana Fridfinnsdottir, Esquire (315944) Scott A. Dietterick, Esquire (55650)

Kimberty 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

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

#### Document Receipt

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

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	₽₽	coint
LOCUITIE IL	110	

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000081563 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2016ED91 5.1300 Postage

PHILADELPHIA PA 19106

mont	Rece	iret.

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

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

Trans # 8157

Carrier / service:

First-Class Mail®

6/7/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

USPS Server

DEPARTMENT 281230

Tracking #:

71901140006000081532

Doc Ref#:

2016ED91

Postage

5.1300

HARRISBURG PA 17128

### Maniey Deas Kochalski LLC

### COMMERCE NATIONAL BANK

Columbus, OH 43214 25-280/440 109015

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

DATE

AMOUNT

Pay One Thousand Three hundred Fifty dollars and 00 cents\*\*\*\*\*\*\*\*\*\*\*

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

Par Deus

# 109015# #074900657# 9001045366#