

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 282106	Invoice Date: 03/12/2026 3:40:01 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>DEED</b>	\$93.75	202601875	BRIARCREEK
	Grantor - KLINE, PAMELA		03/12/26 3:40:04 PM	TOWNSHIP
	Grantee - U S BANK			
	Consideration - \$7,048.23			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	AFFORDABLE HOUSING	\$16.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$16.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	<u>\$93.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 9760 - SHERIFF OFFICE	<u>\$93.75</u>		
	<b>TOTAL PAYMENTS</b>	\$93.75		
	<b>AMOUNT DUE</b>	\$93.75		
	PAYMENT ON INVOICE	(\$93.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA KLINE

Case Number  
2023CV667

**PROPERTY ADDRESS**

434 SUMMERHILL ROAD, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/11/2025	Advance Fee	Advance Fee	2753	\$0.00	\$2,000.00
03/11/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/11/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/11/2025	Crying Sale			\$10.00	\$0.00
03/11/2025	Docketing			\$15.00	\$0.00
03/11/2025	Levy			\$15.00	\$0.00
03/11/2025	Mailing Costs			\$72.00	\$0.00
03/11/2025	Posting Handbill			\$15.00	\$0.00
03/11/2025	Poundage			\$2,519.18	\$0.00
03/11/2025	Press Enterprise Inc.			\$3,228.80	\$0.00
03/11/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
03/11/2025	Sheriff Automation Fund			\$50.00	\$0.00
03/11/2025	Sheriff's Deed			\$35.00	\$0.00
03/11/2025	Solicitor Services			\$150.00	\$0.00
03/11/2025	Transfer Tax Form			\$25.00	\$0.00
03/11/2025	Web Posting			\$100.00	\$0.00
04/14/2025	Continued or Cancelled Sale	Postponed to: 7/16/2025		\$10.00	\$0.00
06/25/2025	Service			\$270.00	\$0.00
06/25/2025	Service Mileage			\$24.00	\$0.00
06/25/2025	Distribution Form			\$25.00	\$0.00
06/25/2025	Copies			\$9.00	\$0.00
06/25/2025	Notary Fee			\$10.00	\$0.00
06/25/2025	Tax Claim Search			\$15.00	\$0.00
06/25/2025	Surcharge			\$40.00	\$0.00
06/25/2025	Recording Fees			\$87.75	\$0.00
06/30/2025	Continued or Cancelled Sale	Postponed to: 9/10/2025		\$10.00	\$0.00
09/04/2025	Continued or Cancelled Sale	Postponed to: 11/19/2025		\$10.00	\$0.00
11/06/2025	Continued or Cancelled Sale	Postponed to: 1/14/2026		\$10.00	\$0.00
01/14/2026	Recorder, Lien Search			\$250.00	\$0.00
				<b>\$7,048.23</b>	<b>\$2,000.00</b>

93.75  
~~87.75~~

<b>TOTAL BALANCE:</b>	<b>\$(5,048.23)</b>
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# FRIEDMAN VARTOLO

*A New York Limited Liability Partnership*

1325 Franklin Avenue, Suite 160, Garden City, NY 11530  
T: (212) 471-5100 | F: (212) 471-5150  
[www.friedmanvartolo.com](http://www.friedmanvartolo.com)

Columbia County Sheriff's Office  
Attn: Real Estate Department  
35 W. Main Street  
Bloomsburg, PA 17815

January 21, 2026

**RE:** 434 Summerhill Road, Berwick, PA 18603  
Parcel ID: 07-03C-054-00-000  
No. 2023-CV-0000667-MF

Dear Columbia County Sheriff's Office,

Kindly vest title in **U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust** who is the last assignee of the Mortgage. Enclosed are 2 copies of the statement of value, a copy of the mortgage and all assignment of mortgages for the sheriff's deed. Please do not hesitate to reach out to me should you need anything else. Thank you for your kind attention to this matter.

Grantee Address:  
7114 E. Stetson Drive, Suite 250  
Scottsdale, AZ 85251

Very truly yours,

By: *Matthew Majeski*

Matthew Majeski, Paralegal  
[pasales@friedmanvartolo.com](mailto:pasales@friedmanvartolo.com)

## NEW YORK CITY

85 Broad Street  
Suite 501  
New York, NY 10004

## PENNSYLVANIA

1628 John F. Kennedy Boulevard  
Suite 300  
Philadelphia, PA 19103

## NEW JERSEY

201 Montgomery Street  
Suite 2032  
Jersey City, NJ 07302

## CONNECTICUT

281 Tressler Boulevard  
Suite 1501  
Stamford, CT 06901

**REV-183**

Bureau of Individual Taxes  
Po Box 280603  
Harrisburg, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 1/14/2026					
Grantor(s)/Lessor(s) County Sheriff's Office		Telephone Number 570-389-5622		Grantee(s)/Lessee(s) U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust	
Mailing Address 35 W. Main Street		Mailing Address 7114 E. Stetson Drive, Suite 250			
City Bloomsburg		State PA	ZIP Code 17815	City Scottsdale	State AZ
					ZIP Code 85251

**SECTION II REAL ESTATE LOCATION**

Street Address 434 Summerhill Road			City, Township, Borough Briar Creek Township		
County Columbia		School District Berwick Area School District		Tax Parcel Number 07-03C-054-00-000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration \$125,959.00	2. Other Consideration + 0.00	3. Total Consideration = \$125,959.00
4. County Assessed Value \$36,973.00	5. Common Level Ratio Factor X7.01	6. Computed Value = \$259,180.73

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$259,180.73	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Friedman Vartolo, LLP			Telephone Number (212) 471-5100		
Mailing Address 1628 John F. Kennedy Blvd., Ste. 300		City Philadelphia	State PA	ZIP Code 19103	

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

Signature of Correspondent or Responsible Party *Matthew Majeski* Date *1/22/2026*

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



1830019105

1830019105

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff**  
U.S BANK TRUST NATIONAL  
ASSOCIATION

vs.

**Defendant**  
PAMELA KLINE

**Attorney for the Plaintiff:**  
FRIEDMAN VARTOLO LLP  
1325 FRANKLIN AVENUE  
SUITE 230  
GARDEN CITY, NY 11530

**Sheriff's Sale Date:** Wednesday, January 14, 2026  
**Sale Number:** 2025ED15  
**Writ of Execution No. :** 2023CV667  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 434 SUMMERHILL ROAD, BERWICK, PA 18603, BRIAR  
CREEK TOWNSHIP

## Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$72.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$3,228.80
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale Service	Postponed to: 7/16/2025	\$10.00
Service Mileage		\$270.00
Distribution Form		\$24.00
Copies		\$25.00
Notary Fee		\$9.00
Tax Claim Search		\$10.00
Surcharge		\$15.00
Continued or Cancelled Sale	Postponed to: 9/10/2025	\$40.00
Continued or Cancelled Sale	Postponed to: 11/19/2025	\$10.00
Continued or Cancelled Sale	Postponed to: 1/14/2026	\$10.00

**Total Sheriff Costs** \$4,191.30

## Distribution Costs

Recording Fees	\$87.75
<b>Total Distribution Costs</b>	<b>\$87.75</b>

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

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**Grand Total:**

**\$4,279.05**

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

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

November 5, 2025

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN ST.  
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF  
THE LODGE SERIES IV TRUST v. PAMELA M. KLINE  
Docket No.: 2023-CV-0000667-MF  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Firm Case Number: 222143-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for November 19, 2025 until **January 14, 2026 pursuant to the terms of the enclosed order of the court.** Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [paservice@friedmanvartolo.com](mailto:paservice@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

S/ Dana Marks

- Dana Marks, Esq. (205165)
- Renee Cohen, Esq. (306667)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)
- Nicole Francese, Esq. (332253)
- Perry Russell, Esq. (334517)
- Danielle Johnson, Esq. (334703)
- Yvonne Ganley, Esq. (337459)
- Andrew Kravitz, Esq. (80142)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

PAMELA M. KLINE,

Defendant  
-----X

**ORDER**

AND NOW, this 3rd day of November, 2025, upon  
consideration of Plaintiff's Motion To Postpone Sheriff's Sale, it is hereby:

**ORDERED** that the Motion To Postpone Sheriff's Sale is GRANTED and the Sheriff's  
sale of the real property located at 434 Summerhill Road, Berwick, PA 18603 is postponed to  
**January 14, 2026** and it is

**FURTHER ORDERED** that further advertisement of the Sheriff's sale is not required,  
and there is no requirement for new notice of sale to the Defendants, nor a requirement for new  
notice of sale to the lienholders previously set forth in the Plaintiff's Affidavit Pursuant to Pa.  
R.C.P. 3129.1. However, the Sheriff is directed to announce the postponement of the sale to the  
assembled bidders at the November 19, 2025 Sheriff's sale.

P. J. [unclear]

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA KLINE

Case Number  
2023CV667

## SHERIFF'S RETURN OF SERVICE

05/15/2025 10:58 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: PAMELA KLINE AT 434 SUMMERHILL ROAD, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO HAVE MOVED. moved to: 1750 DIVISION STREET, ALGOMA, WI 54201

JONATHAN BROADT, DEPUTY

10/06/2025 02:15 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: PAMELA KLINE, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 434 SUMMERHILL ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2025

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

### NOTARY

Affirmed and subscribed to before me this

6TH day of OCTOBER, 2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b> Certified Mail	<b>Expires:</b> 06/10/2025	<b>Warrant:</b>
<b>Notes:</b> SALE DATE & TIME: 09/10/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS MOVED TO 1760 DIVISION STREET, ALGOMA, WI 54201		

### Serve To:

<b>Name:</b> PAMELA KLINE	<b>DOB:</b>
<b>Primary Address:</b> 434 SUMMERHILL ROAD BERWICK, PA 18603	
<b>Phone:</b>	
<b>Alternate Address:</b> 639 OAK TREE ROAD WINFIELD, PA 17889	
<b>Phone:</b>	

### Final Service:

<b>Served:</b> Personally · Adult In Charge · <u>Posted</u> · Other	
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b> 10/16/25	<b>Time:</b> 14:15
<b>Deputy:</b> ♀	<b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> FRIEDMAN VARTOLO LLP	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

KLINE, PAMELA

2023CV667

434 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 06/10/2025

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE LODGE SERIES IV TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff

2025-ED-15

vs.

TERRY S. KLINE; PAMELA M. KLINE,

IN MORTGAGE FORECLOSURE

Defendant(s)

-----X  
**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY:

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

434 Summerhill Road, Berwick, PA 18603

A legal description of the real property subject to the Writ of Execution is attached.

Amount of Judgment	\$124,378.25
Interest from November 7, 2024 to Sale	\$ _____
Total	\$ _____
Costs to be added	\$ _____

Interest to accrue at 6% from November 7,  
2024 to Sale

3/11/2025  
(SEAL)

Stephanie Stoup  
Prothonotary, Common Pleas Court  
of Columbia County

Melissa Traugh  
Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

October 01, 2025

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN ST.  
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF  
THE LODGE SERIES IV TRUST vs. PAMELA M. KLINE  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Docket Number: 2023-CV-0000667-MF  
Firm Case Number: 222143-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to effectuate service via **posting** of the Notice of Sale pursuant to court order upon the following:

**Pamela M. Kline**  
434 Summerhill Road  
Berwick, PA 18603

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [paservice@friedmanvartolo.com](mailto:paservice@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV TRUST,

NO. 2023-CV-0000667-MF

CIVIL ACTION

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

FILED PROTH. COLUMBIA CO. PA  
SEP 22 2025 PM 2:47

-----X  
**ORDER**

AND NOW, this 22nd, day of September, 2025 upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that service of the Notice of Sale and all other subsequent pleadings that require personal service on Defendant, Pamela M. Kline (hereinafter "Defendant"), shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale or said other subsequent pleadings by certified mail and regular mail to Defendant at her last-known addresses as follows:

**434 Summerhill Rd, Berwick, PA 18603**

**1750 Division Street, Algoma, WI 54201**

and the Sheriff, Process Server or other appropriate party has posted a copy of the Notice of Sale or said other subsequent pleadings on the most public part of the property located at **434 Summerhill Road, Berwick, PA 18603**, which is the subject property of this action in mortgage foreclosure.

**BY THE COURT:**

1s/ Mary E. Norton  
P.J.

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

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

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV TRUST,  
Plaintiff  
vs.  
PAMELA M. KLINE,  
Defendant  
CASE NO.: 2023-CV-0000667-MF  
CIVIL ACTION  
MORTGAGE FORECLOSURE

-----X  
**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

**TO:** Pamela M. Kline at 434 Summerhill Rd, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603, owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on **November 19, 2025** at 9:00am, prevailing time, in the Columbia County Courthouse to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE  
PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service  
Pennsylvania Bar Association, 100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff,

vs.

PAMELA M. KLINE,

Defendant(s)

FILED PROTH. COLUMBIA CO. I  
SEP 3 2025 09:58

-----X  
**ORDER**

AND NOW, this 2 day of September,  
2025, upon consideration of Plaintiff's Motion To Postpone Sheriff's Sale, it is hereby:

**ORDERED** that the Motion To Postpone Sheriff's Sale is GRANTED and the Sheriff's sale of the real property located at 434 Summerhill Road, Berwick, PA 18603 is postponed to **November 19, 2025** and it is

**FURTHER ORDERED** that further advertisement of the Sheriff's sale is not required, and there is no requirement for new notice of sale to the Defendants, nor a requirement for new notice of sale to the lienholders previously set forth in the Plaintiff's Affidavit Pursuant to Pa. R.C.P. 3129.1. However, the Sheriff is directed to announce the postponement of the sale to the assembled bidders at the September 10, 2025 Sheriff's sale.

  
J.

# SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman  
Sheriff



Lucas Bingman  
Chief Deputy

Melissa S. Lobos  
Solicitor

Catherine Reid  
Real Estate Deputy

U.S. BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA M. KLINE

Case Number  
2023-CV-667-MF

## SHERIFF'S RETURN OF SERVICE

07/16/2025 02:16 PM - DEPUTY MARK KUHN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SALE UPON PAMELA M. KLINE AT 639 OAK TREE RD, WINFIELD, PA 17889 WAS UNSUCCESSFUL. PAMELA M. KLINE NOT FOUND WITHIN SNYDER COUNTY. ADDRESS PROVIDED IS FOR A PAMELA K. KLINE DOB: 03/04/1958. SHE DOES NOT KNOW PAMELA M. KLINE OR ANY KLINE'S LISTED ON THE NOTICE NOR DOES HER HUSBAND.

MARK KUHN, DEPUTY

SO ANSWERS,

JOHN A. ZECHMAN, SHERIFF

July 17, 2025

### COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/30/2025	Advance Fee	Advance Fee	3963	\$0.00	\$51.00
06/30/2025	Docket & Return			\$9.00	\$0.00
06/30/2025	Service			\$9.00	\$0.00
07/17/2025	Notary Fee			\$5.00	\$0.00
07/17/2025	Mileage			\$28.00	\$0.00
				<b>\$51.00</b>	<b>\$51.00</b>
<b>BALANCE:</b>				<b>\$0.00</b>	

### NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025

Commonwealth of Pennsylvania - Notary Seal  
Catherine A. Reid, Notary Public  
Snyder County  
My commission expires July 29, 2025  
Commission number 1215938

# SHERIFF'S OFFICE OF SNYDER COUNTY

**John A. Zechman**  
Sheriff



**Lucas Bingman**  
Chief Deputy

**Melissa S. Lobos**  
Solicitor

**Catherine Reid**  
Real Estate Deputy

U.S. BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA M. KLINE

**Case Number**  
2023-CV-667-MF

## SHERIFF'S RETURN OF SERVICE

07/16/2025 02:16 PM - DEPUTY MARK KUHN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SALE UPON PAMELA M. KLINE AT 639 OAK TREE RD, WINFIELD, PA 17889 WAS UNSUCCESSFUL. PAMELA M. KLINE NOT FOUND WITHIN SNYDER COUNTY. ADDRESS PROVIDED IS FOR A PAMELA K. KLINE DOB: 03/04/1958. SHE DOES NOT KNOW PAMELA M. KLINE OR ANY KLINE'S LISTED ON THE NOTICE NOR DOES HER HUSBAND.

  
MARK KUHN, DEPUTY

SO ANSWERS,

  
JOHN A. ZECHMAN, SHERIFF

July 17, 2025

COSTS						
DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT	
06/30/2025	Advance Fee	Advance Fee	3963	\$0.00	\$51.00	
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				<b>\$51.00</b>	<b>\$51.00</b>	
<b>BALANCE:</b>					<b>\$0.00</b>	

### NOTARY

Affirmed and subscribed to before me this  
17TH day of JULY, 2025

Commonwealth of Pennsylvania - Notary Seal  
 Catherine A. Reid, Notary Public  
 Snyder County  
 My commission expires July 29, 2025  
 Commission number 1215938



# SHERIFF'S OFFICE OF SNYDER COUNTY

John A. Zechman  
Sheriff

Lucas Bingman  
Chief Deputy

Melissa S. Lobos  
Solicitor

Catherine Reid  
Real Estate Deputy



U.S. BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA M. KLINE

Case Number  
2023-CV-667-MF



## DEPOSIT RECEIPT



Printed: 6/30/2025 12:54:28PM

Receipt No: 6460

Date: 06/30/2025

Type: Civil Action

Paid By: FRIEDMAN VARTOLO, LLP

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
3963	06/24/2025	Advance Fee	\$51.00

Mail To: FRIEDMAN VARTOLO, LLP

Origin: Foreign County Columbia

Received by:

Snyder, 9 West Market Street, PO Box 217, Middleburg, Pennsylvania, 17842, (570) 837-3311, (570) 837-0168 (fax)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	15		
Manner:	Deputize	Expires:	06/10/2025	Warrant:	
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

### Serve To:

Name:	PAMELA KLINE		
Primary Address:	639 OAK TREE ROAD WINFIELD, PA 17889		
Phone:		DOB:	
Alternate Address:	434 SUMMERHILL ROAD BERWICK, PA 18603		
Phone:			

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

### Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
-------	----------------------	--------	--

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Notes / Special Instructions:

Now, June 25, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Snyder 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



4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE  
PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service  
Pennsylvania Bar Association, 100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----X  
**LONG FORM DESCRIPTION**  
**SCHEDULE "A"**

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title; thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 341 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 166 feet more or less to a corner; thence along the same in a southwesterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

ALL those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike; thence in a northeasterly direction along lands of the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantees, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southwesterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantees; thence in a northwesterly direction in a line parallel with the second course herein a distance of 151.4 feet to the place of beginning.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 86.

THE SECOND THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Summer Hill Fire Company No. 1; thence along the same in a northeasterly direction a distance of 396.85 feet to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 100 feet to a point in line of other land now or late of Clark A. Kline and Ruth E. Kline, his wife; thence along the same in a southwesterly direction a distance of 396.85 feet more or less to a point on the northerly side of the Berwick and Tioga Turnpike; thence along the same south 34 degrees 15 minutes east a distance of 100 feet to a point, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Summer Hill Fire Company #1, by deed dated August 12, 1966, which was recorded on August 22, 1966 in Columbia County Recorder of Deeds Office in Deed Book 232, Page 1085, bounded and described as follows: ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the easterly side of State Highway 19040 leading from Berwick to Jonestown, and being further described as the northwest corner of the parcel of land of Summer Hill Fire Company #1, and also the southwest corner of the parcel of land of Clark A. and Ruth E. Kline; thence (1) continuing along the easterly side of the aforesaid State Highway 19040 north 34 degrees 15 minutes west for a distance of 23.30 feet to a point; thence (2) along the land of Clark A. and Ruth E. Kline north 59 degrees 47 minutes east for a distance of 102.83 feet to a point; thence (3) continuing along the land of Clark A. and Ruth E. Kline north 69 degrees 41 minutes east for a distance of 300.39 feet to a point; thence (4) along the land of Freas Fenstermaker south 21 degrees 00 minutes east for a distance of 40.00 feet to a point; thence (5) along the land of Summer Hill Fire Company #1 south 69 degrees 41 minutes west for a distance of 396.85 feet to the point or place of beginning. Containing 0.35 acre of land.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated January 25, 1957, which was recorded on January 28, 1957 in Columbia County Recorder of Deeds Office in Deed Book 182, Page 588.

THE THIRD THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in the line of land now or late of former grantors in chain of title; thence along said road north 34 degrees 15 minutes west, a distance of 15 feet to a point in other lands now or late of former grantors in chain of title; thence in a northeasterly direction in a line parallel with the easterly boundary of lands now or late of former grantors in chain of title, a distance of 164 feet to a point in other lands now or late of former grantors in chain of title; thence in a southerly direction a distance of 15 feet to a point in lands now or late of former grantees in chain of title; thence in a southwesterly direction along the boundary line of former grantors in chain of title, a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

## Property Description

By virtue of Writ of Execution No. 2023-CV-0000667-MF

U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Pamela M. Kline

Docket Number: 2023-CV-0000667-MF

Property to be sold is situated in the Township of Briar, County of Columbia and Commonwealth of Pennsylvania.

Commonly known as: 434 Summerhill Road, Berwick, PA 18603

Parcel Number: 07-03C-054-00-000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$124,378.25

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
(212) 471-5100

By: /s/ Robert Flacco

Dated: February 26, 2025

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

TERRY S. KLINE; PAMELA M. KLINE,


Defendant(s)  
-----X

**CERTIFICATE OF COMPLIANCE**

The undersigned attorney for Plaintiff certifies that the foregoing Notice of Continued Sheriff's Sale complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Dated: July 25, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson (334713)

FRIEDMAN VARTOLO LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

TERRY S. KLINE; PAMELA M. KLINE,

Defendant(s)

-----X  
CERTIFICATE OF SERVICE

On this date, I mailed or delivered to the Sheriff's Office of Columbia County a copy of the Notice of Continued Sheriff's Sale in the above-captioned matter.

Terry S. Kline  
434 Summerhill Road  
Berwick, PA 18603

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

Dated: July 25, 2025

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff



- Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)  
 Danielle Johnson (334713)

FILED  
CLERK OF COURT  
COLUMBIA COUNTY  
2025 JUL 28 PM 2:58  
OFFICE  
100 N. 3RD. COLUMBIA, PA



FILED  
PROCTORY

2025 JUL 14 09:11:41

COURT OF COMMON PLEAS  
COUNTY OF COLUMBIA, PA

Dana Marks, Esq. (205165)  
Renee Cohen, Esq. (306667)  
Timothy A. Cirino, Esq. (326340)  
Robert Flacco, Esq. (325024)  
Perry Russell, Esq. (334517)  
Danielle Johnson, Esq. (334703)  
Andrew Kravitz, Esq. (80142)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
P: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE LODGE SERIES IV TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant(s)

-----X

AFFIDAVIT PURSUANT TO RULE 3129.2

As required by Pa. R.C.P. 3129.2(a), Notice of Sale has been given to all known lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named in the Affidavit Pursuant to Pa. R.C.P. 3129.1 at the address set forth therein. A copy of the Certificate of Mailing (Form 3817) stamped by the U.S. Postal Service is attached hereto as "Exhibit A."

Date: 7/10/25

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff

s/ Timothy Cirino

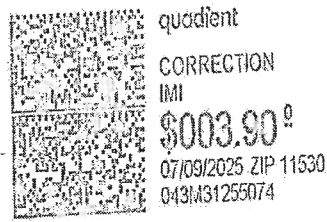
- Dana Marks, Esq. (205165)
- Renee Cohen, Esq. (306667)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Danielle Johnson, Esq. (334703)


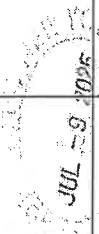
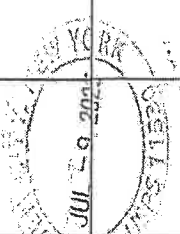


# Exhibit A



Certificate of Mailing — Firm

Name and Address of Sender <b>Friedman Vartolo LLP</b>  1325 Franklin Avenue  Suite 160  Garden City NY 11530  RE: 222143-2	TOTAL NO. of Pieces Listed by Sender  <p style="text-align: center;">6</p>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   <p style="writing-mode: vertical-rl; text-orientation: mixed;">US POSTAGE</p>
	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. 222143-2, R17084, J91067	Commonwealth of PA of Public Welfare TPL Casualty Unit Estate Recovery Program PO Box 8486 Willow Oak Building Harrisburg PA 17105			
2. 222143-2, R17084, J91068	Commonwealth of PA Department of Human Service Bureau of Child Support Enforcement 25 South Front Street Harrisburg PA 17101			
3. 222143-2, R17084, J91069	Commonwealth of PA Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg PA 17128			
4. 222143-2, R17084, J91070	Commonwealth of PA - Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division 6th Floor, Strawberry Square, Department 280601 Harrisburg PA 17128			
5. 222143-2, R17084, J91071	Commonwealth of PA Department of Human Service P.O. Box 2675  Harrisburg PA 17105			
6. 222143-2, R17084, J91072	U.S. Department of Justice, U.S. Attorney for the Middle District of Pennsylvania, PA 228 Walnut Street, Suite 220 P.O. Box 11754 Harrisburg PA 17108			



Notary of Columbia County  
Main Street, PO Box 380  
Bloomsburg PA 17815

**RECEIVED**  
JUL 18 2025  
*By: [Signature]*

FRIEDMAN VARTOLO LLP  
1628 JOHN F. KENNEDY BLVD.  
SUITE 300  
PHILADELPHIA, PA 19103  
RE: 222143-2

4910385555



quaddenti  
FIRST-CLASS MAIL  
IML  
**\$000.97**  
07/10/2025 ZIP 19103  
043M01251452

US POSTAGE

1910385555  
07/10/2025  
043M01251452



J96864\_R18151



Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg PA 17815

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

PAMELA M. KLINE,

Defendant

**ORIGINAL**

-----X  
**ORDER**

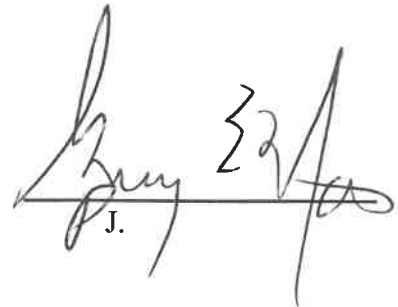
AND NOW, this 14<sup>th</sup> day of July, 2025, upon consideration of

Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby:

**ORDERED** that the Motion to Postpone Sheriff's Sale is GRANTED and the Sheriff's sale of the real property located at 434 Summerhill Road, Berwick, PA 18603 is postponed to **September 10, 2025**, and it is

**FURTHER ORDERED** that further advertisement of the Sheriff's sale is not required, and there is no requirement for new notice of sale to the Defendants, nor a requirement for new notice of sale to the lienholders previously set forth in the Plaintiff's Affidavit Pursuant to Pa. R.C.P. 3129.1. However, the Sheriff is directed to announce the postponement of the sale to the assembled bidders at the July 16, 2025 Sheriff's sale.

FILED  
PROCLAMATORY  
2025 JUL -9 AM 9:03  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA PA

  
J.

Dana Marks, Esq. (205165)  
Robert Flacco, Esq. (325024)  
Danielle Johnson, Esq. (334703)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

RECEIVED: 7/7/25  
NOT FILED OF RECORD:

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

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO.: 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

PAMELA M. KLINE,

Defendant  
-----X

To Sheriff?  
JN wont keep  
copy - JAO

**MEMORANDUM OF LAW**

A Sheriff's sale of the mortgaged property known as 434 Summerhill Road, Berwick, PA 18603, which real property is the subject of this action in mortgage foreclosure, has been scheduled for July 16, 2025. To date, the Plaintiff has been unable to effectuate service of Notice of Sale upon the Defendants. The Plaintiff intends to continue efforts to complete service of Notice of Sale.

The Plaintiff may not voluntarily postpone the scheduled Sheriff's sale as of right in accordance with Pa. R.C.P. 3129.3(b)(1), as the Plaintiff is out of time under the applicable one-hundred-thirty (130) day limit.


The Plaintiff seeks entry of an Order postponing the Sheriff's sale without further advertising or notice required, in order to avoid additional costs to the parties that would arise in conjunction with re-advertisement in accordance with Pa. R.C.P. 3129.2

Neither the Defendant nor the holders of liens encumbering the Property will be prejudiced by the entry of an Order of Court in accordance with the relief sought herein.

Dated: July 2, 2025

**FRIEDMAN VARTOLO LLP**

Attorneys for Plaintiff

-   
\_\_\_\_\_
- Dana Marks, Esq. (205165)
  - Robert Flacco, Esq. (325024)
  - Danielle Johnson, Esq. (334703)

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

June 30, 2025

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN ST.  
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF  
THE LODGE SERIES IV TRUST v. PAMELA M. KLINE  
Docket No.: 2023-CV-0000667-MF  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Firm Case Number: 222143-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for July 16, 2025 until **September 10, 2025**. Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [paservice@friedmanvartolo.com](mailto:paservice@friedmanvartolo.com). Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff

S/ Dana Marks  
Dana Marks, Esq.

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 07/08/2025

Fee: \$15.00

Cert. NO: 49793

KLINE TERRY S & PAMELA M  
1750 DIVISION ST  
ALGOMA WI 54201-1436

District: BRIARCREEK TWP  
Deed: 20000 - 3386  
Location: 434 SUMMERHILL RD  
Parcel Id: 07 -03C-054-00,000

Assessment: 36,973  
Balances as of 07/08/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Col Co Sheriff

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

**COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION**

Date: 07/08/2025

Fee: \$15.00

Cert. NO: 49794

KLINE TERRY S & PAMELA M  
1750 DIVISION ST  
ALGOMA WI 54201-1436

District: BRIARCREEK TWP  
Deed: 20000 - 3386  
Location: 434 SUMMERHILL RD  
Parcel Id: 07 -03C-054-00,000

Assessment: 36,973  
Balances as of 07/08/2025

AFTER 06/30/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2025	PRM25	COUNTY	596.56	59.66		0.00	656.22
2025	PRM25	MUNICIPAL	314.27	31.43		0.00	345.70
TOTAL			\$910.83				\$1,001.92

By: Col Co Sheriff

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

07-030.054



Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
 1325 Franklin Avenue, Suite 160  
 Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
 1628 John F. Kennedy Boulevard, Suite 1810  
 Philadelphia, PA 19103  
 T: (212) 471-5100  
 F: (212) 471-5150  
 Attorneys for Plaintiff  
 Firm Case No.: 222143-2

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

-----x  
 U.S. BANK TRUST NATIONAL ASSOCIATION,  
 AS TRUSTEE OF THE LODGE SERIES IV  
 TRUST,

CASE NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----x  
**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

**TO:** Pamela M. Kline at 434 Summerhill Rd, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603, owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on July 16, 2025 at 9:00am, prevailing time, in the Columbia County Courthouse to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pafigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

*TX  
No delo taxes  
ours ylls*



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

LONG FORM DESCRIPTION  
SCHEDULE "A"

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title; thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 341 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 166 feet more or less to a corner; thence along the same in a southwesterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

ALL those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike; thence in a northeasterly direction along lands of the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantees, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southwesterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantees; thence in a northwesterly direction in a line parallel with the second course herein a distance of 151.4 feet to the place of beginning.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 86.



BEING the same premises conveyed by Ronald A. Hess and Linda L. Hess, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 942.

BEING premises known and numbered as 434 Summerhill Road, Berwick, PA 18603

Tax Parcel Number: 07-03C-054-00-000

BEING the same premises which Ruth E. Kline, widow by Deed dated April 10, 2000 and recorded in the Official Records of Columbia County on April 14, 2000 as Instrument Number 200003386 granted and conveyed unto Terry S. Kline and Pamela M. Kline, his wife.

Terry S. Kline departed this life on March 3, 2018

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$124,378.25

Premise Being: 434 Summerhill Road, Berwick, PA 18603

Seized and sold as the property of Pamela M. Kline

Judgment Number 2023-CV-0000667-MF (U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Pamela M. Kline)

Dated: February 26, 2025

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
  - Timothy A. Cirino, Esq. (326340)
  - Robert Crawley, Esq. (319712)
  - Robert Flacco, Esq. (325024)
  - Perry Russell, Esq. (334517)
  - Ian Yorke, Esq. (334633)
  - Danielle Johnson, Esq. (334703)
- FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

2023-667

### SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>557.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>3228.80</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>3528.80</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>87.75</u>
TOTAL *****	\$ <u>97.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>15.00</u>
TOTAL *****	\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4239.05

FRIEDMAN VARTOLO LLP

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1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

2025 ED15

June 24, 2025

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN ST.  
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF  
THE LODGE SERIES IV TRUST v. PAMELA M. KLINE,  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Docket Number: 2023-CV-0000667-MF  
Firm Case Number: 222143-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to effectuate service of the Notice of Sale upon the following:

**Pamela M. Kline**  
**(Please deputize to Snyder County)**  
639 Oak Tree Road  
Winfield, PA 17889

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [paservice@friedmanvartolo.com](mailto:paservice@friedmanvartolo.com). Thank you for your help in this matter.

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff

6/25/25

2023 CV 667  
Dep. ~~Berwick~~  
Snyder County



FILED  
2025 APR 25 AM 11:13  
CLERK OF COURT  
COUNTY OF COLUMBIA, PA

Dana Marks, Esq. (205165)  
Rence Cohen, Esq. (306667)  
Timothy A. Cirino, Esq. (326340)  
Robert Flacco, Esq. (325024)  
Perry Russell, Esq. (334517)  
Danielle Johnson, Esq. (334703)  
Andrew Kravitz, Esq. (80142)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
P: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE LODGE SERIES IV TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant


-----X

AFFIDAVIT PURSUANT TO RULE 3129.2

As required by Pa. R.C.P. 3129.2(a), Notice of Sale has been given to all known lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named in the Affidavit Pursuant to Pa. R.C.P. 3129.1 at the address set forth therein. A copy of the Certificate of Mailing (Form 3665) stamped by the U.S. Postal Service is attached hereto as "Exhibit A."

Date: April 24, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

S/ 

- Dana Marks, Esq. (205165)
- Rence Cohen, Esq. (306667)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Danielle Johnson, Esq. (334703)
- Andrew Kravitz, Esq. (80142)



# Exhibit A



### Certificate of Mailing — Firm (Domestic)

Name and Address of Sender  FriedmanVartolo LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 <i>RE: 222143-2</i>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
	Postmaster, per (name of receiving employee)		

6

*PK*



0030

U.S. POSTAGE PAID  
 GARDEN CITY, NY  
 11530  
 APR 18 25  
 AMOUNT  
**\$3.90**  
 S2924H500702-10



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Special Handling	Parcel Airlift
1	Commonwealth of PA Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg PA 17105			
2	Internal Revenue Service Advisory 1000 Liberty Avenue, Room 704 Pittsburgh PA 15222			
3	Commonwealth of PA Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division P.O. Box 280601 Harrisburg PA 17128			
4	Commonwealth of PA - Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division 6th Floor, Strawberry Square, Department 280601 Harrisburg PA 17128			
5	Commonwealth of PA Department of Human Services P.O. Box 2675 Harrisburg PA 17105			
6	U.S. Department of Justice, U.S. Attorney, Middle District - PA, Federal Building 228 Walnut St, Suite 220 P.O. Box 11754 Harrisburg PA 17108			



GARDEN CITY  
600 FRANKLIN AVE  
GARDEN CITY, NY 11530-5756  
(800)275-8777

04/18/2025

02:32 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	6		\$3.90
CTOM - Firm - Domestic	6		\$3.90
CTOM - Firm - Domestic	4		\$2.60

Grand Total: \$10.40

Credit Card Remit \$10.40

Card Name: VISA  
Account #: XXXXXXXXXXXX8955  
Approval #: 378667  
Transaction #: 677  
AID: A0000000031010 Contactless  
AL: VISA CREDIT

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 353100-0530  
Receipt #: 840-51170011-2-4854273-2  
Clerk: 18

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA KLINE

Case Number  
2023CV667

## SHERIFF'S RETURN OF SERVICE

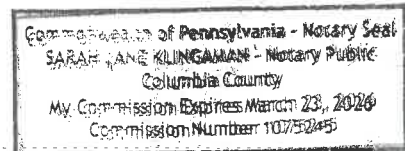
04/03/2025 10:58 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: PAMELA KLINE AT 434 SUMMERHILL ROAD, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO: 1750 DIVISON STREET, ALGOMA, WI 54201.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2025



NOTARY

Affirmed and subscribed to before me this

3RD

day of

APRIL

2025

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

1325 Franklin Avenue, Suite 160, Garden City, NY 11530

Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

April 9, 2025

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN ST.  
BLOOMSBURG, PA 17815

RE: Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF  
THE LODGE SERIES IV TRUST v. TERRY S. KLINE; PAMELA M. KLINE  
Docket No.: 2023-CV-0000667-MF  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Firm Case Number: 222143-2

Columbia County Sheriff:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to postpone the foreclosure sale for the above referenced property address that is scheduled for April 23, 2025 until **July 16, 2025**. Please confirm receipt and postponement of sale.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [paservice@friedmanvartolo.com](mailto:paservice@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

S/ Dana Marks  
Dana Marks, Esq.

**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

TERRY S. KLINE; PAMELA M. KLINE,

Defendant(s)

-----X  
**NOTICE OF CONTINUED SHERIFF'S SALE**  
**(PA. R.C.P. 3129.3)**

The Sheriff's Sale scheduled for April 23, 2025 at 9:00am in the above-captioned matter has been continued until July 16, 2025 at 9:00am.

Dated: April 15, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff



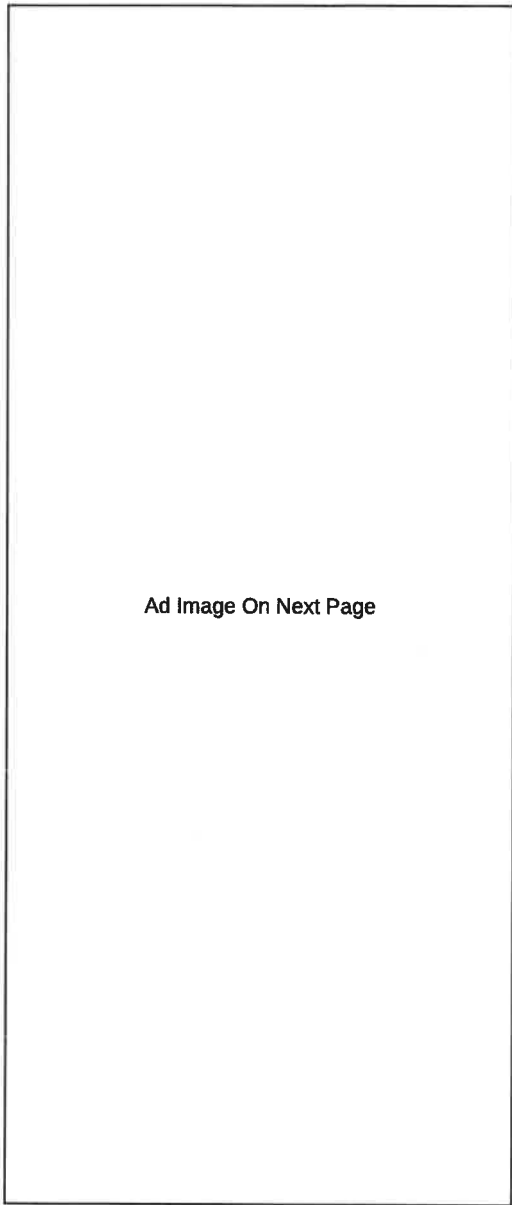
Dana Marks, Esq. (205165)

Robert Flacco, Esq. (325024)

FILED  
PROCTER  
2025 APR 21 AM 11:40  
CLERK OF COURT  
COLUMBIA COUNTY, PA

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Kline Sale  
Date(s) Published: 04/02/2025, 04/09/2025, 04/16/2025

Sworn and subscribed to before me  
this 18 day of April 2025.

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2025  
Commission number 1404114

Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG, PA 17815

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV667

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 www.bid4assets.com/ColumbiaPAsheriffsales on:

**WEDNESDAY, APRIL 23, 2025**  
At 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of least now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 241 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 168 feet more or less to a corner, thence along the same in a southeasterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

**EXCEPTING AND RESERVING** from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

All that certain piece or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike, thence in a northeasterly direction along the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantors, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southeasterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantors; thence in a northeasterly direction in a line parallel with the second course herein a distance of 1.4 1/4 feet to the place of beginning.

**BEING** part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 85.

**THE SECOND THEREOF:**  
All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Summer Hill Fire Company #1; thence along the same in a northeasterly direction a distance of 396.85 feet to line of land now or late of Arden Rhinard; thence along the same north 71 degrees west a distance of 100 feet to a point in line of other land now or late of Clark A. Kline and Ruth E. Kline, his wife; thence along the same in a southeasterly direction a distance of 396.85 feet more or less to a point on the northerly side of the Berwick and Tioga Turnpike; thence along the same south 34 degrees 15 minutes east a distance of 100 feet to the place of beginning.

**EXCEPTING AND RESERVING** from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Summer Hill Fire Company #1, by deed dated August 12, 1966, which was recorded on August 22, 1966 in Columbia County Recorder of Deeds Office in Deed Book 232, Page 1085, bounded and described as follows: ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point located on the easterly side of State Highway 19400 leading from Berwick to Jonestown, and being further described as the northwest corner of the parcel of land of Summer Hill Fire Company #1, and also the southwest corner of the parcel of land of Clark A. Kline and Ruth E. Kline, thence (1) continuing along the easterly side of the aforesaid State Highway 19400 north 32 degrees 15 minutes west for a distance of 23.30 feet to a point; thence (2) along the land of Clark A. Kline and Ruth E. Kline north 69 degrees 47 minutes east for a distance of 102.83 feet to a point; thence (3) continuing along the land of Clark A. Kline and Ruth E. Kline north 69 degrees 41 minutes east for a distance of 200.38 feet to a point; thence (4) along the land of Fred Fenstermaker south 21 degrees 00 minutes east for a distance of 40.00 feet to a point; thence (5) along the land of Summer Hill Fire Company #1 south 69 degrees 41 minutes west for a distance of 396.85 feet to the point or place of beginning. Containing 0.35 acre of land.

**BEING** part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated January 25, 1957, which was recorded on January 28, 1957 in Columbia County Recorder of Deeds Office in Deed Book 182, Page 588.

**THE THIRD THEREOF:**  
All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point on the northerly side of the Berwick and Tioga Turnpike in the line of land now or late of former grantors in chain of title, thence along said road north 34 degrees 15 minutes west a distance of 15 feet to a point in other lands now or late of former grantors in chain of title; thence in a northeasterly direction in a line parallel with the easterly boundary of lands now or late of former grantors in chain of title, a distance of 164 feet to a point in other lands now or late of former grantors in chain of title; thence in a southerly direction a distance of 15 feet to a point in lands now or late of former grantors in chain of title; thence in a southeasterly direction along the boundary line of former grantors in chain of title, a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

**BEING** the same premises conveyed by Ronald A. Hess and Linda L. Hess, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 942.

**BEING** premises known and numbered as 434 Summerhill Road, Berwick, PA 18603  
Tax Parcel Number: 07-03C-054-00-000

**BEING** the same premises which Ruth E. Kline, widow by Deed dated April 10, 2000 and recorded in the Official Records of Columbia County on April 14, 2000 as Instrument Number 200003896 granted and conveyed unto Terry S. Kline and Pamela M. Kline, his wife, Terry S. Kline departed this life on March 3, 2018.

PROPERTY ADDRESS: 434 SUMMERHILL ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-03C-054-00-000

Seized and taken into execution to be sold as the property of PAMELA KLINE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

**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:** The 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 resale 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 due to 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 evidence written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
**FREDMAN WARTOLD LLP**  
DARDEN CITY, KY

**WEATHER**

WEDNESDAY, APRIL 16, 2025

74° - 87°

THURSDAY, APRIL 17, 2025

71° - 84°

FRIDAY, APRIL 18, 2025

70° - 83°

BY OWN

CALL 760-784-6151

LOCATE

SEE

**Jobs**

**PART-TIME POLICE OFFICER**

North Union Township, Schuylkill County, PA is seeking a qualified individual for the position of Part-Time Police Officer. This is a great opportunity for those interested in serving the community in a law enforcement capacity.

**Job Requirements:**

- Valid PA Act 120 Certification.
- Strong communication skills.
- Ability to handle emergency situations with professionalism and calm.
- Must be able to work flexible hours, including evenings and weekends.
- Prior law enforcement experience is a plus.

**Job Duties:**

- Patrol assigned areas to enforce laws and ensure public safety.
- Respond to emergency calls and provide assistance as needed.
- Complete reports and documentation for incidents.
- Perform other related duties as assigned.

**Compensation:** Competitive salary based on experience.

Interested applicants should submit a resume to: **North Union Township**  
P.O. Box 697  
Nuremberg, PA 19241  
For more information, please call: 570-384-9611  
We are an Equal Opportunity Employer.

**Power Washing**

**MASCH ENTERPRISES**  
Hoses, pumps, power washers. All pressure washing services. 570-333-0834

**Collectibles**

**SHOTGUN** Out of season! 12 gauge, double barrel w/ Remington trigger. Removable magazine. Asking \$300. Call 1-813-918-9114. 570-364-4079.

**Farm Equipment**

**Vermeer 1022 Wheel Rake** w/ loader. Ford 5600 Tractor. Land Pride 5' Rotary Mower. Several Metal Bale Wrappers. W.F. Welliver & Son Inc. Jerseytown, 570-453-2650

**Firewood**

**FIREWOOD:** Fresh cut, 8' long, white pine. Make or buy for \$70-80-482

**FIREWOOD! PROMPT DELIVERY!** Seasoned 5 months. 570-848-2618

**Furniture**

**COUCH & LOVE SEAT:** Love seat in excellent condition. Couch is manual. Tan/white in color. Good condition. \$200 each. 570-204-9854

**Miscellaneous For Sale**

**LITE GOLDEN WIDEN SCOOTER:** Used twice. In excellent condition. \$800. 570-782-2099

**Pets**

**CAVAPOO:** Male. Very sweet/friendly. \$550. 347-996-9171

**JACK RUSSELL TERRIER MALE PUPPIES**

Smooth coat, small size, 1st stud/vermired \$500. 570-927-0458

**ROTTWEILER PUPS**

3-4 female, tails & dew claws done. UTD shots. Parents on premises. \$1200. April 25th. 570-204-3846

**NEW TODAY SAINT BERNARD/NEWFOUNDLAND PUPPIES**

8800 570-237-1197

**Snow Blowers/Plows**

**CRAFTSMAN SNOW BLOWER:** 24". Self-propelled. Electric Start. Like New. \$500. Call 570-954-2531

**Yard Sales**

Bloomington Wed. thru Sat. 9-5  
**BASEMENT SALE:** 218 Pope Lane. Wing. Wedding gown. Best Offer.

**Want a Photo in Your Ad?**

CALL 760-784-6151

**Houses For Rent**

**ALL REAL ESTATE ADVERTISING:** Terms subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or restriction based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preferences, limitations or restrictions. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. 041025

**NEW TODAY**

**BLOOMSBURG:** Half Dbl. 3BR, 1.5BA, \$950/mo. 242-712-029 or 570-383-0906

**Buy or Sell Your Home**

**CATAWISSA:** 3BR/1.75BA, 2-story farmhouse. Partially furnished. Non-smoking. Avail. after June 1st. \$1,300/mo. 1 yr. lease. Pets negotiable. 570-856-7461 or raven2020@aol.com

**Commercial Property For Rent**

**BLOOMSBURG:** Corner of Iron/L. Main St. 1500 sq. ft. 570-380-0213

**Buy or Sell Your Car**

**Get more traffic to your yard sale.**

**To Place a Yard Sale Ad**

Call 570-784-6151

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Connecting Buyers & Sellers Every Day

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**To Search Ads go to** [presenterpriseonline.com/classifieds](http://presenterpriseonline.com/classifieds) or subscribe to our paper by calling 570-784-2121, x4660

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570-784-6151

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**WONDERWORD**

**HOW TO PLAY:** All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

**SOULMATES ARE GREAT** Solution: 8 letters

L K Y G R E N Y S D N E I R F  
L I F E L O N G N O I S S A P  
N N N E D A R M O C L S P D L  
O D O K D E R O D A C I A M A  
I R I E S T S P L H M L I N  
T E T L E D H Y S O R L L R O  
A D O P A T S N R L I A I  
C E V E R L E O U T P A A T T  
I D E E A I S C P R R N I  
N N D Y T N S E N G P A C O D  
U E O S A E F L T H Y O E N N  
M B M E E V I T U T N I C  
O O N P E G N I R U T R U N N  
C O N N E C T I O N N O I N U

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Admiration, Adore, Alike, Alliance, Besties, Blended, Close, Communication, Companionship, Comrade, Connection, Deep, Devotion, Friends, Heart, Help, Intuitive, Kindred, Lifelong, Linked, Love, Loyalty, Nurturing, Oneness, Pats, Passion, Perfect, Shared, Similar, Support, Synergy, Trust, Unconditional, Union, Unity Yesterday's Answer: **Change**

For WONDERWORD apps, books & more, visit [Wonderword.com](http://Wonderword.com), or call 1-855-232-2367.

**King Classic Sudoku**

4	5			7				
		6						
1	8	4		9	3			
	7	9			5	3		
7		1		6	2	9		
	9	6	5				8	
		7	5	8	6			
8								
5		4			2			

Difficulty: ★★★

**CONCEPTIS SUDOKU**

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

6	8	7	3	9	2	4	1	5
3	5	9	1	7	4	2	6	8
1	4	2	6	8	3	7	9	
9	6	1	7	2	5	8	3	4
2	3	8	4	1	6	5	9	7
5	7	4	8	3	9	1	2	6
7	2	5	9	8	3	6	4	1
4	1	3	6	5	7	9	8	2
8	9	6	2	4	1	7	5	3

Difficulty: ★★



J55960\_R10527



Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg PA 17815

FRIEDMAN VARTOLO LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----x  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

TERRY S. KLINE; PAMELA M. KLINE,  
Defendant(s)

-----x  
**CERTIFICATE OF COMPLIANCE**

The undersigned attorney for Plaintiff certifies that the foregoing Notice of Continued Sheriff's Sale complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Dated: April 15, 2025

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff



Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)

FRIEDMAN VARTOLO LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
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-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NO. 2023-CV-0000667-MF  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

Plaintiff

vs.

TERRY S. KLINE; PAMELA M. KLINE,  
Defendant(s)

-----X  
CERTIFICATE OF SERVICE

On this date, I mailed or delivered to the Sheriff's Office of Columbia County a copy of the Notice of Continued Sheriff's Sale in the above-captioned matter.

Terry S. Kline  
434 Summerhill Road  
Berwick, PA 18603

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

Dated: April 15, 2025

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff



Dana Marks, Esq. (205165)  
 Robert Flacco, Esq. (325024)

15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice Zone: 15  
Manner: Adult in Charge Expires: 06/10/2025

Notes: SALE DATE & TIME: 04/23/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: PAMELA KLINE  
Primary Address: 434 SUMMERHILL ROAD  
BERWICK, PA 18603  
Phone: DOB:  
Alternate Address:  
Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other  
Adult In Charge: vacat + per neighbor  
Relation:  
Date: 3/31/25 Time: 10:58  
Deputy: 9 Mileage:

### Attorney / Originator:

Name: FRIEDMAN VARTOLO LLP Phone:

### Service Attempts:

Date:	3/13/24		
Time:	13:37		
Mileage:			
Deputy:	9 1	2	3

Pam Kline  
1750 Division St.  
Algoma, WI 54201

### Service Attempt Notes:

1. NO ANSWER L/C
- 2.
3. Same on j-net
- 4.
- 5.
- 6.

KLINE, PAMELA

2023CV667

434 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 06/10/2025

15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>
<b>Manner:</b> Adult in Charge	<b>Expires:</b> 06/10/2025

**Notes:** SALE DATE & TIME: 04/23/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*NO longer in buisness, NO Headquarters listed online*

### Serve To:

**Name:** AMERICAN GENERAL CONSUMER DISCOI

**Primary Address:** 132 W FRONT STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 3/31/25 **Time:** 10:53

**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** FRIEDMAN VARTOLO LLP

### Service Attempts:

<b>Date:</b> 3/27/25	
<b>Time:</b> 12:10	
<b>Mileage:</b>	
<b>Deputy:</b> 5	2

### Service Attempt Notes:

1. Phoenix Jiu-Jitsu (Business)
- 2.
- 3.
- 4.
- 5.
- 6.

*no longer there.*

*Closed this one  
in scit ←*

AMERICAN GENERAL CON

2023CV667

132 W FRONT STREET, BERWICK, PA 18603

EXP: 06/10/2025

FRIEDMAN VARTOLO LLP  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV TRUST,                      CASE NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION 2025-ED-15

vs.

MORTGAGEFORECLOSURE

PAMELA M. KLINE,

Defendant

-----  
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Pamela M. Kline at 434 Summerhill Rd, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603, owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on April 23, 2025 at 9:00am, **ON LINE: [bib4assets.com/ColumbiaPASheriffSales](http://bib4assets.com/ColumbiaPASheriffSales)** to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

NOTICE OF OWNERS RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriffs Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

# 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 03/20/2025

Account: 3994  
Name: tchamberlain@columbiapa.org  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone:

Ad ID: 262470  
Description: Kline Sale  
Run Dates: 04/02/2025 - 04/16/2025  
Class: 0002  
Orig User: sshotwel  
Words: 1768  
Lines: 170  
Agate Lines: 456  
Depth: 18.89  
Blind Box:

**Total Ad Cost \$3,228.80**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/02/2025	04/16/2025	3	3,228.80

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** < Not Specified > **Expires:** 06/10/2025

**Notes:** SALE DATE & TIME: 04/23/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BERWICK SCHOOL DISTRICT

**Primary Address:** 500 LINE STREET - TAX NOTIFICATION  
Berwick, PA 18603

**Phone:** 570-759-2118 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally  Adult In Charge  Posted  Other

**Adult In Charge:** Jodi Bankes

**Relation:**

**Date:** 3/20/25 **Time:** 12:02

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

BERWICK SCHOOL DISTRICT 2023CV667 00 LINE STREET - TAX NOTIFICATION, BERWICK, PA 186 EXP: 06/10/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
PAMELA KLINE

Case Number  
2023CV667

## SHERIFF'S RETURN OF SERVICE

03/18/2025 01:36 PM - DEPUTY KEVIN KATCH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 434 SUMMERHILL ROAD, BERWICK, PA 18603.

*Kevin Katch*

KEVIN KATCH, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2025

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2025

*Sarah Jane Klingaman*

Plaintiff Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 230, GARDEN CITY, NY 11530

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 03/18/2025

Fee: \$15.00

Cert. NO: 48396

KLINE TERRY S & PAMELA M  
434 SUMMERHILL ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20000 - 3386  
Location: 434 SUMMERHILL RD  
Parcel Id: 07 -03C-054-00,000

Assessment: 36,973  
Balances as of 03/18/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

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



Sheriff

07-03C-654-00,000

FRIEDMAN VARTOLO LLP  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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Plaintiff CIVIL ACTION 2025-ED-15

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

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PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603, owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on April 23, 2025 at 9:00am, **ON LINE: [bib4assets.com/ColumbiaPASheriffSales](https://bib4assets.com/ColumbiaPASheriffSales)** to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

NOTICE OF OWNERS RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

No back taxes  
Ours: Yes.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill **Zone:**

**Manner:** < Not Specified > **Expires:** 06/10/2025

**Notes:** SALE DATE & TIME: 04/23/2025 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 434 SUMMERHILL ROAD  
BERWICK, PA 18603

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 03/18/25 **Time:** 13:36

**Deputy:** #7 **Mileage:**

**Attorney / Originator:**

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

(POSTING)

2023CV667

434 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 06/10/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/10/2025
<b>Notes:</b>	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Cou
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted · Other		
<b>Adult In Charge:</b>	Morgan Knorr		
<b>Relation:</b>	secretary		
<b>Date:</b>	3/18/25	<b>Time:</b>	10:42
<b>Deputy:</b>	9	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	FRIEDMAN VARTOLO LLP	<b>Phone:</b>	
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2023CV667 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 06/10/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

SERVICE COVER SHEET

Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** Adult in Charge **Expires:** 06/10/2025

**Notes:** SALE DATE & TIME: 04/23/2025 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:** Step Howcr

**Relation:** SECRETARY

**Date:** 3/18/25 **Time:** 10:33

**Deputy:** 9 **Mileage:**

Attorney / Originator:

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

Service Attempts:

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

Service Attempt Notes:

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5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2023CV667

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/10/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** Adult in Charge **Expires:** 06/10/2025

**Notes:** SALE DATE & TIME: 04/23/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** BERWICK SEWER AUTHORITY

**Primary Address:** 1108 FREAS AVE  
BERWICK, PA 18603

**Phone:** 570-752-8477 **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** Kelly Morris

**Relation:**

**Date:** 3/13/25 **Time:** 11:13

**Deputy:** 9 **Mileage:**

### Attorney / Originator:

**Name:** FRIEDMAN VARTOLO LLP **Phone:**

### Service Attempts:

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

BERWICK SEWER AUTHOF

2023CV667

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/10/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S BANK TRUST NATIONAL ASSOCIATION  
vs.  
KLINE, PAMELA

Case Number  
2023CV667

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Adult in Charge	Expires:	06/10/2025
Notes:	SALE DATE & TIME: 04/23/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	OCCUPANT
Primary Address:	434 SUMMERHILL ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	3/13/25	Time:	13:37
Deputy:	9	Mileage:	

### Attorney / Originator:

Name:	FRIEDMAN VARTOLO LLP	Phone:	
-------	----------------------	--------	--

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2023CV667

434 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 06/10/2025

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

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

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

CASE NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION 2025-ED-15

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----X  
**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

**TO:** Pamela M. Kline at 434 Summerhill Rd, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603 owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on April 23, 2025 at 9:00am, **ON LINE: [bib4assets.com/ColumbiaPASheriffSales](https://bib4assets.com/ColumbiaPASheriffSales)** to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE  
PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service  
Pennsylvania Bar Association, 100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

NO.: 2023-CV-0000667-MF

2025-ED-15

Plaintiff CIVIL ACTION

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----X  
**LONG FORM DESCRIPTION**  
**SCHEDULE "A"**

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title; thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 341 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 166 feet more or less to a corner; thence along the same in a southwesterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

ALL those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike; thence in a northeasterly direction along lands of the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantees, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southwesterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantees; thence in a northwesterly direction in a line parallel with the second course herein a distance of 151.4 feet to the place of beginning.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 86.

THE SECOND THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Summer Hill Fire Company No. 1; thence along the same in a northeasterly direction a distance of 396.85 feet to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 100 feet to a point in line of other land now or late of Clark A. Kline and Ruth E. Kline, his wife; thence along the same in a southwesterly direction a distance of 396.85 feet more or less to a point on the northerly side of the Berwick and Tioga Turnpike; thence along the same south 34 degrees 15 minutes east a distance of 100 feet to a point, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Summer Hill Fire Company #1, by deed dated August 12, 1966, which was recorded on August 22, 1966 in Columbia County Recorder of Deeds Office in Deed Book 232, Page 1085, bounded and described as follows: ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the easterly side of State Highway 19040 leading from Berwick to Jonestown, and being further described as the northwest corner of the parcel of land of Summer Hill Fire Company #1, and also the southwest corner of the parcel of land of Clark A. and Ruth E. Kline; thence (1) continuing along the easterly side of the aforesaid State Highway 19040 north 34 degrees 15 minutes west for a distance of 23.30 feet to a point; thence (2) along the land of Clark A. and Ruth E. Kline north 59 degrees 47 minutes east for a distance of 102.83 feet to a point; thence (3) continuing along the land of Clark A. and Ruth E. Kline north 69 degrees 41 minutes east for a distance of 300.39 feet to a point; thence (4) along the land of Freas Fenstermaker south 21 degrees 00 minutes east for a distance of 40.00 feet to a point; thence (5) along the land of Summer Hill Fire Company #1 south 69 degrees 41 minutes west for a distance of 396.85 feet to the point or place of beginning. Containing 0.35 acre of land.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated January 25, 1957, which was recorded on January 28, 1957 in Columbia County Recorder of Deeds Office in Deed Book 182, Page 588.

THE THIRD THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in the line of land now or late of former grantors in chain of title; thence along said road north 34 degrees 15 minutes west, a distance of 15 feet to a point in other lands now or late of former grantors in chain of title; thence in a northeasterly direction in a line parallel with the easterly boundary of lands now or late of former grantors in chain of title, a distance of 164 feet to a point in other lands now or late of former grantors in chain of title; thence in a southerly direction a distance of 15 feet to a point in lands now or late of former grantees in chain of title; thence in a southwesterly direction along the boundary line of former grantors in chain of title, a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV TRUST, NO.: 2023-CV-0000667-MF

Plaintiff

2025-ED-15

vs.

PAMELA M. KLINE,

Defendant

-----X

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff, U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 434 Summerhill Road, Berwick, PA 18603.

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

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

Terry S. Kline, Deceased  
434 Summerhill Road  
Berwick, PA 18603

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

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

PA Department of Revenue, Bureau of Compliance  
P.O. Box 280946  
Harrisburg, PA 17128

Commonwealth of Pennsylvania Department of Human Services Bureau of Child Support Enforcement  
25 S. Front Street  
Harrisburg, PA 17101

Tenants/Occupants  
434 Summerhill Road  
Berwick, PA 18603

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


Date: March 10, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff


/s/ Robert Flacco


- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

 Midland Funding LLC  
c/o Law Offices of Hyat, Hayt and Landau LLC  
123 South Broad Street, Suite 1235  
Philadelphia, PA 19109

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

 U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust  
7114 E. Stetson Drive, Suite 250  
Scottsdale, AZ 85251

 American General Consumer Discount Company  
132 W. Front Street  
Berwick, PA 18603



5. Name and Address of Every Other Person Who has Any Record Lien on the Property:



N/A

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:

N/A

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.

  Commonwealth of PA Department of Human Services Bureau of Child Support enforcement  
25 South Front Street  
Harrisburg, PA 17101

  Commonwealth of PA Department of Public Welfare TPL Casualty Unit Estate Recovery Program  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

  Internal Revenue Service Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

X Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128



~~Commonwealth of Pennsylvania - Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division~~  
★ 6th Floor, Strawberry Square, Department 280601  
Harrisburg, PA 17128

Commonwealth of Pennsylvania Department of Human Services  
P.O. Box 2675  
Harrisburg, PA 17105

X Commonwealth of Pennsylvania Department of Human Services  
Bureau of Child Support Enforcement  
25 S. Front Street  
Harrisburg, PA 17101

Internal Revenue Service Advisory  
1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

~~Commonwealth of Pennsylvania Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division~~  
6th Floor, Strawberry Square Department 280601  
Harrisburg, PA 17128

~~Commonwealth of Pennsylvania Department of Public Welfare  
TPL Casualty Unit Estate Recovery Program~~  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

X U.S. Department of Justice  
U.S. Attorney, Middle District - PA  
Federal Building 228 Walnut Street, Suite 220 P.O. Box 11754  
Harrisburg, PA 17108

Columbia County Tax Claim Bureau/Assessor  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

FRIEDMAN VARTOLO LLP  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV TRUST,                      CASE NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION 2025-ED-15

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Pamela M. Kline at 434 Summerhill Rd, Berwick, PA 18603 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 434 Summerhill Road, Berwick, PA 18603, owned by Pamela M. Kline, scheduled to be sold at Sheriff's Sale on April 23, 2025 at 9:00am, **ON LINE: [bib4assets.com/ColumbiaPASheriffSales](https://bib4assets.com/ColumbiaPASheriffSales)** to enforce the court judgment of \$124,378.25, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust against Pamela M. Kline.

NOTICE OF OWNERS RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

Kline

07-03C-054-00-000

434 Summerhill Rd.

REAL ESTATE OUTLINE

ED # 2025 ED15

DATE RECEIVED 3-11-25  
DOCKET AND INDEX 2023 CV 667

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
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 \$ <del>1,350.00</del> OR <u>2,000</u>	<u>X</u>	CK# <u>2753</u>

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

SALE DATE April 23 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>April 2</u>
	2 <sup>ND</sup> WEEK	<u>April 9</u>
	3 <sup>RD</sup> WEEK	<u>April 16</u>

# FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York  
1325 Franklin Avenue, Suite 160, Garden City, NY 11530 (Garden City Location)  
Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

March 10, 2025

Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

RE: Request for Service  
Name: U.S. Bank Trust National Association, as Trustee of the Lodge Series IV  
Trust v. Pamela M. Kline  
Docket No.: 2023-CV-0000667-MF  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Firm Case Number: 222143-2

Sheriff of Columbia County:

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request you to serve Notices of Sale upon the Defendants personally pursuant to Pa.R.C.P. 3129.2(c) (1) (i) (A) at the following addresses:

**Pamela M. Kline**  
**434 Summerhill Rd**  
**Berwick, PA 18603**

We also request that you post the handbill in your Office and on the property at 434 Summerhill Road, Berwick, PA 18603 and complete publication as required by law.

Plaintiff's counsel will serve the Notice of Sale on junior lienholders and file an Affidavit under Rule 3129.2 with the Prothonotary in the above identified case.

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [pasales@friedmanvartolo.com](mailto:pasales@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

COURT HOUSE:  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: March 12, 2025

Re: Sheriffs Sale Advertising Dates

U.S. Bank Trust National Association  
VS.  
Pamela M. Kline

No. 667 of 2023 J.D. and No. 15 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	APRIL 2ND 2025
2 <sup>nd</sup> Week	APRIL 9TH 2025
3 <sup>rd</sup> Week	APRIL 16TH 2025

SALE DATE: **APRIL 23RD 2025 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE LODGE SERIES IV TRUST, NO.: 2023-CV-0000667-MF  
Plaintiff

vs.

2025-ED-15

PAMELA M. KLINE,

Defendant

-----X  
AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974 AND ACT 91 OF 1983 PURSUANT  
TO Pa.R.Civ. P. 76

The undersigned attorney for Plaintiff, states that review of the file in this case indicates that on June 17, 2022, Defendant(s) was/were mailed Act 6 Notice of Intention to Foreclose, if required, and Notice(s) of the Homeowners Emergency Mortgage Assistance Act of 1983, if required, by certified mail return receipt requested and first class U.S. mail.

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

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV667

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 [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales) in the Town of Bloomsburg County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, APRIL 23, 2025**  
**AT 9:00 O'CLOCK A.M.**

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

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title; thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 341 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 166 feet more or less to a corner; thence along the same in a southwesterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

ALL those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike; thence in a northeasterly direction along lands of the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantees, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southwesterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantees; thence in a

northwesterly direction in a line parallel with the second course herein a distance of 151.4 feet to the place of beginning.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 86.

THE SECOND THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Summer Hill Fire Company No. 1; thence along the same in a northeasterly direction a distance of 396.85 feet to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 100 feet to a point in line of other land now or late of Clark A. Kline and Ruth E. Kline, his wife; thence along the same in a southwesterly direction a distance of 396.85 feet more or less to a point on the northerly side of the Berwick and Tioga Turnpike; thence along the same south 34 degrees 15 minutes east a distance of 100 feet to a point, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Summer Hill Fire Company #1, by deed dated August 12, 1966, which was recorded on August 22, 1966 in Columbia

County Recorder of Deeds Office in Deed Book 232, Page 1085, bounded and described as follows: ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the easterly side of State Highway 19040 leading from Berwick to

Jonestown, and being further described as the northwest corner of the parcel of land of Summer Hill Fire Company #1, and also the southwest corner of the parcel of land of Clark A. and Ruth E. Kline; thence (1) continuing along the easterly side of the aforesaid State Highway 19040 north 34 degrees 15 minutes west for a distance of 23.30 feet to a point; thence (2) along the land of Clark A. and Ruth E. Kline north 59 degrees 47 minutes east for a distance of 102.83 feet to a point; thence (3) continuing along the land of Clark A. and Ruth E. Kline north 69 degrees 41 minutes east for a distance of 300.39 feet to a point; thence (4) along the land of Freas Fenstermaker south 21 degrees 00 minutes east for a distance of 40.00 feet to a point; thence (5) along the land of Summer Hill Fire Company #1 south 69 degrees 41 minutes west for a distance of 396.85 feet to the point or place of beginning. Containing 0.35 acre of land.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated January 25, 1957, which was recorded on January 28, 1957 in Columbia County Recorder of Deeds Office in Deed Book 182, Page 588.

THE THIRD THEREOF:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the Berwick and Tioga Turnpike in the line of land now or late of former grantors in chain of title; thence along said road north 34 degrees 15 minutes west, a distance of 15 feet to a point in other lands now or late of former grantors in chain of title; thence in a northeasterly direction in a line parallel with the easterly boundary of lands now or late of former grantors in chain of title, a distance of 164 feet to a point in other lands now or late of former grantors in chain of title; thence in a southerly direction a distance of 15 feet to a point in lands now or late of former grantees in chain of title; thence in a southwesterly direction along the boundary line of former grantors in chain of title, a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

BEING the same premises conveyed by Ronald A. Hess and Linda L. Hess, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 942.

BEING premises known and numbered as 434 Summerhill Road, Berwick, PA 18603

Tax Parcel Number: 07-03C-054-00-000

BEING the same premises which Ruth E. Kline, widow by Deed dated April 10, 2000 and recorded in the Official Records of Columbia County on April 14, 2000 as Instrument Number 200003386 granted and conveyed unto Terry S. Kline and Pamela M. Kline, his wife.

Terry S. Kline departed this life on March 3, 2018

PROPERTY ADDRESS: 434 SUMMERHILL ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-054-00-000

**Seized and taken into execution to be sold as the property of PAMELA KLINE in suit of U.S BANK TRUST NATIONAL ASSOCIATION.**

**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:**  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY

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

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE OF THE NO.: 2023-CV-0000667-MF  
LODGE SERIES IV TRUST,

Plaintiff

2025-ED-15

vs.

IN MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----X  
**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned counsel has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center, and the states that, upon information and belief, the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

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

FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

FILED  
PROthonOTARY  
2025 MAR 11 AM 10:15  
CLERK OF COMMONS OFFICE  
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff CIVIL ACTION

2025-ED-15

vs.

MORTGAGE FORECLOSURE

PAMELA M. KLINE,

Defendant

-----X

**CERTIFICATE OF COMPLIANCE**

The undersigned attorney for Plaintiff certifies that the Praecipe for Writ of Execution and related documents complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date: March 10, 2025

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
  - Timothy A. Cirino, Esq. (326340)
  - Robert Crawley, Esq. (319712)
  - Robert Flacco, Esq. (325024)
  - Perry Russell, Esq. (334517)
  - Ian Yorke, Esq. (334633)
  - Danielle Johnson, Esq. (334703)
- FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

## Property Description

By virtue of Writ of Execution No. 2023-CV-0000667-MF

U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Pamela M. Kline

Docket Number: 2023-CV-0000667-MF

Property to be sold is situated in the Township of Briar, County of Columbia and Commonwealth of Pennsylvania.

Commonly known as: 434 Summerhill Road, Berwick, PA 18603

Parcel Number: 07-03C-054-00-000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$124,378.25

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
(212) 471-5100

By: /s/ Robert Flacco

Dated: March 10, 2025

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

# FRIEDMAN VARTOLO

A Limited Liability Partnership formed in the State of New York  
1325 Franklin Avenue, Suite 160, Garden City, NY 11530  
Telephone: (212) 471-5100 | Facsimile: (212) 471-5150

March 10, 2025

Columbia County Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

RE: Request to Schedule a Foreclosure Sale  
Name: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE  
LODGE SERIES IV TRUST v. PAMELA M. KLINE  
Docket No.: 2023-CV-0000667-MF  
Property Address: 434 Summerhill Road, Berwick, PA 18603  
Firm Case Number: 222143-2

To Whom this May Concern,

On behalf of Friedman Vartolo LLP, counsel for Plaintiff, I respectfully request to proceed with the foreclosure sale for the above referenced property address. Enclosed please find the following requested documents required to schedule the foreclosure sale:

1. Affidavit Pursuant to Rule 3129.1
2. Notice of Sale
3. Long Form Legal Description
4. Short Form Legal Description
5. Instructions for service
6. Waiver of Watchman
7. One self-addressed envelope
8. A check for the appropriate amount made payable to the Columbia County Sheriff

Please feel free to contact me should any further documentation be necessary. I may be reached at (212) 471-5100 or via email at [pasales@friedmanvartolo.com](mailto:pasales@friedmanvartolo.com). Thank you for your help in this matter.

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

Robert Flacco, Esq. (325024)  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,  
PENNSYLVANIA CIVIL DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF THE LODGE SERIES IV TRUST, NO.: 2023-CV-0000667-MF  
Plaintiff

vs.

2025-ED-15

PAMELA M. KLINE,

Defendant

-----X  
WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to the Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Plaintiff hereby releases the Sheriff of Columbia County from any liability as a result of Plaintiff's waiver of watchman set forth herein.

March 10, 2025

**FRIEDMAN VARTOLO LLP**  
Attorneys for Plaintiff

/s/ Robert Flacco

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
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**FRIEDMAN VARTOLO LLP**  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm Case No.: 222143-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL  
DIVISION

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE LODGE SERIES IV  
TRUST,

NO.: 2023-CV-0000667-MF

Plaintiff

2025-ED-15

vs.

PAMELA M. KLINE,

Defendant

-----X  
**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff, U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust, in the above-entitled action, sets forth as of this date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 434 Summerhill Road, Berwick, PA 18603.

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

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

Terry S. Kline, Deceased  
434 Summerhill Road  
Berwick, PA 18603

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

Pamela M. Kline  
434 Summerhill Rd  
Berwick, PA 18603

3. Name and Last Known Address of Every Judgment Creditor Whose Judgment is a Record Lien on the Real Property to be Sold:

Midland Funding LLC  
c/o Law Offices of Hyat, Hayt and Landau LLC  
123 South Broad Street, Suite 1235  
Philadelphia, PA 19109

4. Name and Address of the Last Recorded Holder of Every Mortgage of Record:

U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust  
7114 E. Stetson Drive, Suite 250  
Scottsdale, AZ 85251

American General Consumer Discount Company  
132 W. Front Street  
Berwick, PA 18603

5. Name and Address of Every Other Person Who has Any Record Lien on the Property:

N/A

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:

N/A

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.

Commonwealth of PA Department of Human Services Bureau of Child Support enforcement  
25 South Front Street  
Harrisburg, PA 17101

Commonwealth of PA Department of Public Welfare TPL Casualty Unit Estate Recovery Program  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

Internal Revenue Service Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Commonwealth of Pennsylvania - Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division  
6th Floor, Strawberry Square, Department 280601  
Harrisburg, PA 17128

Commonwealth of Pennsylvania Department of Human Services  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania Department of Human Services  
Bureau of Child Support Enforcement  
25 S. Front Street  
Harrisburg, PA 17101

Internal Revenue Service Advisory  
1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

Commonwealth of Pennsylvania Department of Revenue  
Bureau of Individual Taxes - Inheritance Tax Division  
6th Floor, Strawberry Square Department 280601  
Harrisburg, PA 17128

Commonwealth of Pennsylvania Department of Public Welfare  
TPL Casualty Unit Estate Recovery Program  
P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

U.S Department of Justice  
U.S. Attorney, Middle District - PA  
Federal Building 228 Walnut Street, Suite 220 P.O. Box 11754  
Harrisburg, PA 17108

Columbia County Tax Claim Bureau/Assessor  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Pamela M. Kline  
 1750 Division Street  
 Algoma, WI 54201



9590 9402 9405 5002 6728 68

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1892 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee  
*Pamela M. Kline*

B. Received by (Printed Name)  
*Pamela M. Kline*

C. Date of Delivery  
*4-11-25*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 XPA Dept. of Revenue  
 (Bureau of Compliance)  
 Dept. 287580  
 Harrisburg, PA 17104-2342



9590 9402 9405 5002 6732 47

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1896 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee  
**X PA DEPT. OF REVENUE**

B. Received by (Printed Name)  
*MAR 17 2025*

C. Date of Delivery  
*MAR 17 2025*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Hayt Hayt and Landau LLC  
 23 Broad Street South  
 Suite 1235  
 Philadelphia PA 19109



9590 9402 9405 5002 6731 62

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 67

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee  
*Marie Crimi*

B. Received by (Printed Name)  
*MARIE CRIMI*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Treasury Department  
 30 Arch Street  
 Room 3259  
 Philadelphia, PA 19103



9590 9402 9405 5002 6732 23

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1896 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

5/17/25

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Atty. Middle Dist - PA  
 Federal Building 228 Walnut St.  
 Suite 220 PO Box 11754  
 Harrisburg PA 17108



9590 9402 9405 5002 6731 93

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Aminda Davis-Bates

C. Date of Delivery

24 May 25

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

1501 N. 10th Street  
 Suite 202  
 Harrisburg, PA 17102

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Treasury Department  
 600 Arch Street  
 Room 3259  
 Philadelphia, PA 19103



9590 9402 9405 5002 6732 54

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1896 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

5/18/25

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dept. of Public Welfare TPL  
 PO Box 8486 Willow Oak Blvd  
 Harrisburg PA 17105



9590 9402 9405 5002 6731 86

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *COLA OUTLAW JR* C. Date of Delivery *MAR 17 2025*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Common of PA Human Services  
 PO Box 2675  
 Harrisburg, PA 17105



9590 9402 9405 5002 6731 24

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *COLA OUTLAW JR* C. Date of Delivery *MAR 17 2025*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMON OF PENNA  
 INHERITANCE TAX DIVISION  
 DEPARTMENT 280601  
 HARRISBURG, PA 17128



9590 9402 9405 5002 6732 16

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *WILLIAMS* C. Date of Delivery *MAR 17 2025*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Office of F.A.I.R.  
P.O. Box 8016  
Harrisburg, PA 17105



9590 9402 9405 5002 6732 61

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1896 51

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature on file  
**X** With USPS 17107  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
MAR 17 2025

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®

Adult Signature  Registered Mail™

Adult Signature Restricted Delivery  Registered Mail Restricted Delivery

Certified Mail®  Signature Confirmation™

Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Dept of Revenue  
PO Box 280946  
Harrisburg, PA 17128



9590 9402 9405 5002 6731 48

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 50

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature on file  
**X** With USPS 17107  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
MAR 17 2025

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®

Adult Signature  Registered Mail™

Adult Signature Restricted Delivery  Registered Mail Restricted Delivery

Certified Mail®  Signature Confirmation™

Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Inheritance Tax Division  
6th Fl Strawberry Sq  
Dept. 280601  
Harrisburg, PA 17128



9590 9402 9405 5002 6731 31

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1897 81

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature on file  
**X** With USPS 17107  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
MAR 17 2025

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®

Adult Signature  Registered Mail™

Adult Signature Restricted Delivery  Registered Mail Restricted Delivery

Certified Mail®  Signature Confirmation™

Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PAD-LOCK SECURITY ICON.

2753

**Friedman Vartolo LLP**  
1325 Franklin Ave Ste 160  
Garden City, NY 11530  
212-471-5100

Bank of America  
One Bryant Park  
New York, NY 10036

1-32/210

February 25, 2025

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\*\*\*\*\*2,000.00

\$

DOLLARS

Two Thousand and 00/100\*\*\*\*\*

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

MP

MEMO Sheriff Sale Deposit, Docket 2023-CV-0000667-MF.

⑆002753⑆ ⑆021000322⑆ 483075023260⑆