

# SHERIFF'S SALE COST SHEET

Fed. Nat. Mort. Ass. VS. Barry Frank & Anne Marie Sienkiewicz  
 NO. 3906 ED NO. 160705 JD DATE/TIME OF SALE May 24 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>15.50</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>401.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>916.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1141.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL ***** \$ <u>56.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>282.27</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL ***** \$ <u>287.27</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$
WATER 20		\$
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC.		\$
		\$
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 2001.25

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Fed. Nat. Mort. Assoc. vs Early Frank + Julie Marie Siemkiewicz

NO. 59-06 ED NO. 1607-05 JD

DATE/TIME OF SALE: Nov 24, 2006 1100

BID PRICE (INCLUDES COST) \$ 65,000.00

POUNDAGE - 2% OF BID \$ 1300.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3551.25

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

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

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

PURCHASER(S) SIGNATURE(S): Thomas C. Clark, Atty  
for Plaintiff

TOTAL DUE: \$ 3551.25

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2201.25

LAW OFFICE OF  
*Thomas C. Clark, P. C.*  
A PROFESSIONAL CORPORATION  
431 EAST MAIN STREET  
P.O. BOX 57  
MIDDLEBURG, PA 17842-0057  
TELEPHONE (570) 837-0091  
FAX (570) 837-1360  
EMAIL [tcclark@ptd.net](mailto:tcclark@ptd.net)

**ENCLOSURE AND FORWARDING MEMO**

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

DATE: June 1, 2006

FROM: Thomas C. Clark, Esquire

RE: Federal National Mortgage Association  
a/k/a Fannie Mae, by FNB Bank, N.A.,  
vs. Fronk and Sienkiewicz  
No. CV-1607-2005

- ☒ We are enclosing the following: two (2) Affidavits of Value. The Grantee on the Deed should be "Federal National Mortgage Association, Fannie Mae NPDC – Conveyance & Claims, P. O. Box 650043, Dallas, TX 75265-0043."
- ☐ Please sign your name at the place indicated.
- ☐ For your review and direction.
- ☐ Keep copies for your records.
- ☒ Any questions, please call 837-0091.
- ☐ Please review and, if in proper form, add your endorsement.

*Copy*

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-06

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 06

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 20-05-021-04

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Randy C. Fronk and Anne Marie Sienkiewicz to FNB Bank, N.A.

Dated October 1, 2002

Recorded in Columbia County as Instrument No. 200211783

Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, agent- vs. Randy C. Fronk and Anne Marie Sienkiewicz

Complaint in Mortgage Foreclosure filed on December 21, 2005, to #1607 CV MF 2005.

Defendant served by Sheriff on December 21, 2005

Judgment in Mortgage Foreclosure filed March 3, 2006

Writ of Execution # 39 ED 2006 filed March 3, 2006

served by Sheriff on March 15, 2006 \_\_\_\_\_

Judgment : First Columbia Bank vs. Randy C. Fronk filed 11-13-03 to # 1245- CV JU 2003.  
Served with notice of sale by Sheriff on March 14, 2006.

Bankruptcies: None of record in Columbia County

**Exceptions: NONE**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2006 -06

Effective Date: May 24, 2006

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....  
Legal Description – See attached Exhibit A

Record Owner: Randy C. Fronk and Anne Marie Sienkiewicz

Title to the said premises is vested in  
Randy C. Fronk and Anne Marie Sienkiewicz

ALL that certain piece, parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly line of lands of Gerald and Blanche Getty, said pin being at the Southwesterly corner of a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of lands herein described, said pin also being one hundred fifty-eight and eighty-one hundredths (158.81) feet distant on a course running South forty-seven degrees five minutes forty seconds West (S. 47°

05' 40" W.) from an iron pin on the Southerly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 422; thence along the Northerly line of lands of said Getty, South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to a set stone on the Easterly line of lands of Douglas A. and Barbara Konecky; thence along the Easterly line of lands of said Konecky, North forty-two degrees thirteen minutes zero seconds West (N. 42°

13' 00" W.) a distance of two hundred eight and seventy-one hundredths (208.71) feet to an iron pin; thence through lands of Nellie J. Strausser, North forty-seven degrees five minutes forty seconds East (N. 47° 05' 40" E.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to an iron pin; thence through lands of same, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of one hundred seventy-five and seventy-one hundredths (175.71) feet to a point at the Northwesterly corner of the aforementioned thirty-three (33) foot wide right-of-way; thence along the Westerly line of said thirty-three (33) foot wide right-of-way, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of thirty-three (33) feet to the place of beginning.

Containing One (1.00) Acre of land in all. Whereon is erected a one-story dwelling. (TM-20-05-021- 04,000)

TOGETHER WITH the right of ingress and egress over a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of the above-described tract of land, as more fully set forth in Columbia County Instrument No. 200211782.

BEING the same premises which Carolyn A. Strausser, single, by her Deed dated August 14, 2002, and recorded October 4, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Instrument No. 200211782, granted and conveyed to Randy C. Fronk, single, and Anne Marie Sienkiewicz, single.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name Thomas C. Clark, Esquire		Telephone Number: (570) 837-0091	
Street Address 431 East Main Street, P. O. Box 57		City Middleburg	State PA
		Zip Code 17842	

### B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy L. Chamberlain, Columbia County Sheriff			Date of Acceptance of Document		
Street Address Columbia County Courthouse, P. O. Box 380			Grantee(s)/Lessee(s) Federal National Mortgage Association		
City Bloomsburg			Street Address Fannie Mae NPDC-Conveyance & Claims, P. O. Box 650043		
State PA	Zip Code 17815		City Dallas	State TX	Zip Code 75265

### C. PROPERTY LOCATION

Street Address 710 Old Reading Road, Catawissa		City, Township, Borough Locust Township	
County Columbia	School District Southern Columbia	Tax Parcel Number TM-20-05-021-04,000	

### D. VALUATION DATA

1. Actual Cash Consideration 65,000.00	2. Other Consideration + 0.00	3. Total Consideration = 65,000.00
4. County Assessed Value 53,951.00	5. Common Level Ratio Factor X 3.26	6. Fair Market Value = 175,880.26

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Transfer to a holder of a bona fide mortgage in default under a Judicial Sale in which the mortgage holder is the purchaser; mortgage is recorded in Columbia County Instrument No. 200211783.

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

Date

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



THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

**FNB Bank, National Association**

0313

**CASHIER'S CHECK 4482884961**

69-36  
519

DATE 5/24/06

PAY *Two Thousand and 25/100*

TO THE ORDER OF *Shirley of Columbia Co.*

NAME OF REMITTER *Re: Randy Frank*

ADDRESS  
PAYABLE THROUGH BB&T  
CHARLESTON, WV

DRAWER: FNB BANK, NATIONAL ASSOCIATION

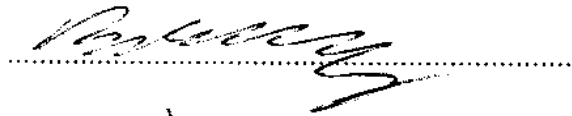
BY  
AUTHORIZED SIGNATURE

⑆051900353⑆00448 28849610⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Brandon Eyerly, Publisher, 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

May 3, 10, 17, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 18<sup>th</sup> day of May 2006



(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
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.

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

FEDERAL NATIONAL MORTGAGE ASSOC.

VS.

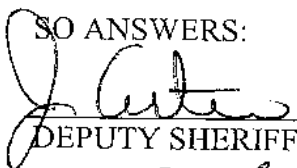
RANDY FRONK & ANNE MARIE  
SIENKIEWICZ

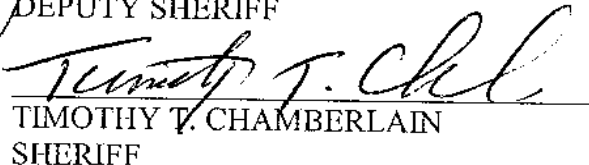
WRIT OF EXECUTION #39 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RANDY FRONK & ANNE MARIE SIENKIEWICZ AT 710 OLD READING ROAD  
CATAWISSA COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2006

  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE, BY FNB  
BANK, N.A., IT SERVICING AGENT

VS

Docket # 39ED2006

MORTGAGE FORECLOSURE

RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ

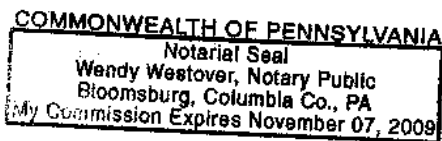
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, MARCH 15, 2006, AT 3:30 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ANNE MARIE SIENKIEWICZ AT 710 OLD READING ROAD,  
CATAWISSA BY HANDING TO ANNE MARIE SIENKIEWICZ, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MARCH 16, 2006

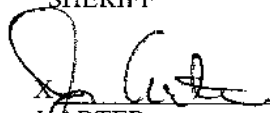
  
\_\_\_\_\_  
NOTARY PUBLIC





X

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6306

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE, BY FNB  
BANK, N.A., IT SERVICING AGENT  
VS

Docket # 39ED2006

MORTGAGE FORECLOSURE

RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ

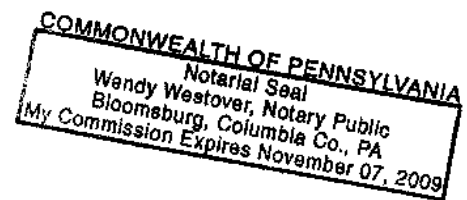
AFFIDAVIT OF SERVICE


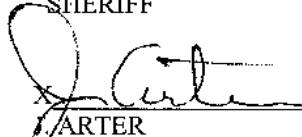
NOW, THIS WEDNESDAY, MARCH 15, 2006, AT 3:30 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON RANDY FRONK AT 710 OLD READING ROAD, CATAWISSA BY  
HANDING TO ANN MARIE SIENKIEWICZ, GIRLFRIEND, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MARCH 16, 2006

  
\_\_\_\_\_  
NOTARY PUBLIC



  
X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF



# Fax

**To:** TIMOTHY CHAMBERLAIN **From:** MIKE COLEMAN

---

**Fax #:** 570-389-5625 **Pages:** ONE

---

**Re:** RANDY FRONK **Date:** March 20, 2006

---

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply

---

TIM: ON JUNE 7, 2002 FIRST COLUMBIA LOANED RANDY C FRONK \$5,290.82. ON OCTOBER 22, 2003 FIRST COLUMBIA CHARGED OFF \$4,382.56. RANDY OFFERED TO PAY US 75.00 A WEEK ON THIS DEBT. NOTHING WAS PAID ON THE ACCOUNT AFTER THE CHARGE OFF OCCURED. THE BALANCE HE OWES US IS STILL \$4,382.56.

SHOULD YOU HAVE ANY QUESTIONS PLEASE CONTACT ME DIRECTLY AT 356-2372.

THANK YOU, MIKE COLEMAN

A handwritten signature in cursive script that reads "Mike Coleman".

## First Columbia Bank & Trust Co. Locations

### Bloomsburg

11 West Main Street  
Bloomsburg, PA 17815  
Tel: (570) 784-1660  
Fax: (570) 784-3912

1010 South Market Street  
Bloomsburg, PA 17815  
Tel: (570) 387-4685  
Fax: (570) 387-4691

Columbia Mall Drive  
Bloomsburg, PA 17815  
Tel: (570) 387-6100  
Fax: (570) 387-3264

Route 11 North  
Bloomsburg, PA 17815  
Tel: (570) 387-4653  
Fax: (570) 387-4689

### Catawissa

347 Main Street  
Catawissa, PA 17820  
Tel: (570) 356-2371  
Fax: (570) 356-2842

### Benton

Route 487  
Benton, PA 17814  
Tel: (570) 925-6586  
Fax: (570) 925-8728

### Berwick

1016 West Front Street  
Berwick, PA 18603  
Tel: (570) 752-3777  
Fax: (570) 759-4353

### Elysburg

1 Northumberland Drive  
Elysburg, PA 17824  
Tel: (570) 672-1500  
Fax: (570) 672-1503

### Hazleton

3 Dessen Drive  
West Hazleton, PA 18202  
Tel: (570) 450-7200  
Fax: (570) 450-7203

Visit us online at <http://www.firstcolumbiabank.com>

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# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/14/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED	PAPERS TO SERVED
RANDY FRONK	MORTGAGE FORECLOSURE
710 OLD READING ROAD	
CATAWISSA	

SERVED UPON ANNE MARIE

RELATIONSHIP GIRLFRIEND IDENTIFICATION \_\_\_\_\_

DATE 3-15-6 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

3-15-6 1410 ARTER GR1

DEPUTY

J. Cullen

DATE 3-15-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/14/2006

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED	PAPERS TO SERVED
ANNE MARIE SIENKIEWICZ	MORTGAGE FORECLOSURE
710 OLD READING ROAD	
CATAWISSA	

SERVED UPON ANNE MARIE

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 3-15-6 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

3-15-6 1410 ARTER Bed.

DEPUTY

[Signature] DATE 3-15-6



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/14/2006

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT

RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
THOMAS C. CLARK

ATTORNEY FIRM

PERSON/CORP TO SERVED
FIRST COLUMBIA BANK & TRUST CO.
347 MAIN STREET
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Mike Coleman

RELATIONSHIP Branch Manager IDENTIFICATION \_\_\_\_\_

DATE 3-16-06 TIME 8:35 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Ad

DATE 3-16-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/14/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED
LAURA WEAVER-TAX COLLECTOR
122 WEST LAKE GLORY ROAD
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Resided Side Door

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 3-15-6 TIME 1340 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_

ATTEMPTS  
DATE

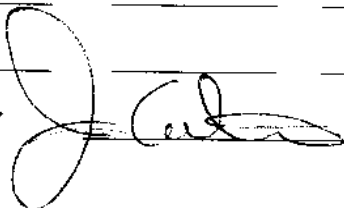
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 3-15-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/14/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie Levan

RELATIONSHIP Cost Service IDENTIFICATION \_\_\_\_\_

DATE 3-15-6 TIME 0850 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eycs \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 3-15-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/14/2006

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 39ED2006

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A  
FANNIE MAE, BY FNB BANK, N.A., IT SERVICING AGENT

DEFENDANT RANDY C. FRONK  
ANNE MARIE SIENKIEWICZ  
ATTORNEY FIRM THOMAS C. CLARK

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DAB Miller

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 3-15-6 TIME 6:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

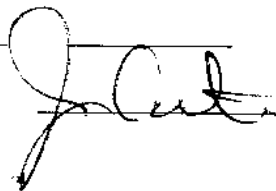
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB A POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY



DATE 3-15-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/15/2006

Fee: \$5.00

Cert. NO: 1804

FRONK RANDY C  
SIENKIEWICZ ANNE MARIE  
710 OLD READING RD  
CATAWISSA PA 17820

District: LOCUST TWP  
Deed: 20021 -1782  
Location: 710 OLD READING RD  
Parcel Id:20 -05 -021-04,000

Assessment: 26,976  
Balances as of 03/15/2006

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

By: Timothy T. Chamberlain Per: dm.  
Sherriff

# REAL ESTATE OUTLINE

ED # 37-06

DATE RECEIVED 3-14-06  
DOCKET AND INDEX 3-14-06  
SET FILE FOLDER UP 3-14-06

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR ☒ CK# 1482884945

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

SALE DATE May 24, 2006 TIME 1100  
POSTING DATE Apr 19, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 3  
2<sup>ND</sup> WEEK 10  
3<sup>RD</sup> WEEK 17, 06

# SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 39 OF 2006 ED AND CIVIL WRIT NO. 1607 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly line of lands of Gerald and Blanche Getty, said pin being at the Southwesterly corner of a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of lands herein described, said pin also being one hundred fifty-eight and eighty-one hundredths (158.81) feet distant on a course running South forty-seven degrees five minutes forty seconds West (S. 47°

05' 40" W.) from an iron pin on the Southerly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 422; thence along the Northcrly line of lands of said Getty, South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to a set stone on the Easterly line of lands of Douglas A. and Barbara Konecky; thence along the Easterly line of lands of said Konecky, North forty-two degrees thirteen minutes zero seconds West (N. 42°

13' 00" W.) a distance of two hundred eight and seventy-one hundredths (208.71) feet to an iron pin; thence through lands of Nellie J. Strausser, North forty-seven degrees five minutes forty seconds East (N. 47° 05' 40" E.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to an iron pin; thence through lands of same, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of one hundred seventy-five and seventy-one hundredths (175.71) feet to a point at the Northwesterly corner of the aforementioned thirty-three (33) foot wide right-of-way; thence along the Westerly line of said thirty-three (33) foot wide right-of-way, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of thirty-three (33) feet to the place of beginning.

Containing One (1.00) Acre of land in all. Whereon is erected a one-story dwelling. (TM-20-05-021- 04,000)

TOGETHER WITH the right of ingress and egress over a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of the above-described tract of land, as more fully set forth in Columbia County Instrument No. 200211782.

BEING the same premises which Carolyn A. Strausser, single, by her Deed dated August 14, 2002, and recorded October 4, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Instrument No. 200211782, granted and conveyed to Randy C. Fronk, single, and Anne Marie Sienkiewicz, single.

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Thomas C. Clark  
P.O. Box 57  
Middleburg, PA 17842

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 11:00 AM

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BEGINNING at an iron pin on the Northerly line of lands of Gerald and Blanche Getty, said pin being at the Southwesterly corner of a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of lands herein described, said pin also being one hundred fifty-eight and eighty-one hundredths (158.81) feet distant on a course running South forty-seven degrees five minutes forty seconds West (S. 47°

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Plaintiff's Attorney  
Thomas C. Clark  
P.O. Box 57  
Middleburg, PA 17842

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV - 1607 - 2005  
NO. EX - 34 - 2006  
MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
**NOTICE**

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,

Defendants

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

CIVIL ACTION

NO. CV - 1607 - 2005

NO. EX - 36 - 2006

MORTGAGE FORECLOSURE

### WRIT OF EXECUTION - (MONEY JUDGMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against RANDY C. FRONK and ANNE MARIE SIENKIEWICZ, of 710 Old Reading Road, Catawissa, Columbia County, Pennsylvania, Defendants;

(1) you are directed to levy upon the property of the Defendants and to sell their interest therein;

(2) you are also directed to attach the property of the Defendants not levied upon in the possession of n/a, as garnishee.

(i) ALL that certain piece, parcel or lot of land situate in **Locust Township**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly line of lands of Gerald and Blanche Getty, said pin being at the Southwesterly corner of a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of lands herein described, said pin also being one hundred fifty-eight and eighty-one hundredths (158.81) feet distant on a course running South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) from an iron pin on the Southerly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 422; thence along the Northerly line of lands of said Getty, South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to a set stone on the Easterly line of lands of Douglas A. and Barbara Konecky; thence along the Easterly line of lands

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TOGETHER WITH the right of ingress and egress over a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of the above-described tract of land, as more fully set forth in Columbia County Instrument No. 200211782.

BEING the same premises which Carolyn A. Strausser, single, by her Deed dated August 14, 2002, and recorded October 4, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Instrument No. 200211782, granted and conveyed to Randy C. Fronk, single, and Anne Marie Sienkiewicz, single;

and to notify the garnishee that

- (a) an attachment has been issued;
- (b) the garnishee is enjoined from paying any debt to or for the account of the Defendants and from delivering any property of the Defendants or otherwise disposing thereof;
- (3) if property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due	.	.	.	.	\$ 70,788.72
Interest from 4/1/05 to 2/27/06	.	.	.	.	4,834.51
Escrows	.	.	.	.	1,340.59
Late charges due	.	.	.	.	<u>255.20</u>
SUB-TOTAL					\$ 77,219.02

Reasonable attorney's fees. . . . . 11,375.00

TOTAL. . . . . \$ 88,594.02 plus costs of suit as authorized  
in the Note and interest from February 27, 2006, at the per diem rate of \$14.6426.

Date March 3, 2006

(SEAL)

Lynn B. Kline

Prothonotary, Court of Common  
Pleas of Columbia County, Pennsylvania

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

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

Plaintiff

CIVIL ACTION

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

NO. CV - 1607 - 2005  
NO. EX - - 2006  
MORTGAGE FORECLOSURE

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

- 6



(c) other (specify amount and basis of exemption): \_\_\_\_\_

I request a prompt Court hearing to determine the exemption. Notice of the hearing should be given to me at \_\_\_\_\_

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

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

Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE  
COLUMBIA COUNTY SHERIFF:

COLUMBIA COUNTY COURTHOUSE  
P. O. BOX 380  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815



FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV - 1607 - 2005  
NO. EX - 39 - 2006  
MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO**  
**Pa.R.C.P. 3129.2(c)**

TO: RANDY C. FRONK, Defendant and Real Owner  
710 Old Reading Road  
Catawissa, PA 17820

ANNE MARIE SIENKIEWICZ, Defendant and Real Owner  
710 Old Reading Road  
Catawissa, PA 17820

Federal National Mortgage Association  
a/k/a Fannie Mae,  
by FNB Bank, N.A., its servicing agent  
354 Mill Street  
Danville, PA 17821

First Columbia Bank & Trust Co.  
347 Main Street  
Catawissa, PA 17820

Columbia County Tax Claim Bureau  
35 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Tenants and/or Occupants  
710 Old Reading Road  
Catawissa, PA 17820

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above civil action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Sheriff's Office, at Columbia County Courthouse, 35 West Main Street, Bloomsburg, Columbia County Pennsylvania, on \_\_\_\_\_, \_\_\_\_\_, 2006, at \_\_\_\_\_ .m., the real estate and the improvements erected thereon, if any, described in Exhibit "A", attached hereto and made a part of this Notice.

YOU ARE FURTHER NOTIFIED that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, in his office at 35 West Main Street, Bloomsburg, Pennsylvania, on a date specified to the Sheriff not later than thirty (30) days after sale, and the distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

THOMAS C. CLARK, P.C.

Date: \_\_\_\_\_, 2006

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

Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

DESCRIPTION FOR SHERIFF IN WRIT OF EXECUTION RANDY C. FRONK AND ANNE MARIE SIENKIEWICZ

EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate in **Locust Township**, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly line of lands of Gerald and Blanche Getty, said pin being at the Southwesterly corner of a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of lands herein described, said pin also being one hundred fifty-eight and eighty-one hundredths (158.81) feet distant on a course running South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) from an iron pin on the Southerly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 422; thence along the Northerly line of lands of said Getty, South forty-seven degrees five minutes forty seconds West (S. 47° 05' 40" W.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to a set stone on the Easterly line of lands of Douglas A. and Barbara Konecky; thence along the Easterly line of lands of said Konecky, North forty-two degrees thirteen minutes zero seconds West (N. 42° 13' 00" W.) a distance of two hundred eight and seventy-one hundredths (208.71) feet to an iron pin; thence through lands of Nellie J. Strausser, North forty-seven degrees five minutes forty seconds East (N. 47° 05' 40" E.) a distance of two hundred eight and seventy-two hundredths (208.72) feet to an iron pin; thence through lands of same, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of one hundred seventy-five and seventy-one hundredths (175.71) feet to a point at the Northwesterly corner of the aforementioned thirty-three (33) foot wide right-of-way; thence along the Westerly line of said thirty-three (33) foot wide right-of-way, South forty-two degrees thirteen minutes zero seconds East (S. 42° 13' 00" E.) a distance of thirty-three (33) feet to the place of beginning. Containing One (1.00) Acre of land in all. Whereon is erected a one-story dwelling. (TM-20-05-021-04,000)

TOGETHER WITH the right of ingress and egress over a thirty-three (33) foot wide right-of-way leading from the Southerly right-of-way of Legislative Route No. 19010 to the Easterly line of the above-described tract of land, as more fully set forth in Columbia County Instrument No. 200211782.

BEING the same premises which Carolyn A. Strausser, single, by her Deed dated August 14, 2002, and recorded October 4, 2002, in the Office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Instrument No. 200211782, granted and conveyed to Randy C. Fronk, single, and Anne Marie Sienkiewicz, single.

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

CIVIL ACTION

\* NO. CV - 1607 - 2005  
\* NO. EX - 39 - 2006  
\* MORTGAGE FORECLOSURE

**PLAINTIFF'S AFFIDAVIT PURSUANT**  
**TO Pa.R.C.P. 3129.1**

Thomas C. Clark, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 710 Old Reading Road, Catawissa, Columbia County, Pennsylvania, more particularly described in Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name</u>	<u>Address</u>
Randy C. Fronk	710 Old Reading Road Catawissa, PA 17820
Anne Marie Sienkiewicz	710 Old Reading Road Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

<u>Name</u>	<u>Address</u>
Randy C. Fronk	710 Old Reading Road Catawissa, PA 17820
Anne Marie Sienkiewicz	710 Old Reading Road Catawissa, PA 17820

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

<u>Name</u>	<u>Address</u>
Federal National Mortgage Association a/k/a Fannie Mae by FNB Bank, N.A., its servicing agent	354 Mill Street Danville, PA 17821
First Columbia Bank & Trust Co.	347 Main Street Catawissa, PA 17820

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

<u>Name</u>	<u>Address</u>
Federal National Mortgage Association a/k/a Fannie Mae by FNB Bank, N.A., its servicing agent	354 Mill Street Danville, PA 17821

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

<u>Name</u>	<u>Address</u>
None	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
None	

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:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815

Columbia County Domestic Relations

15 Perry Avenue  
Bloomsburg, PA 17815

Tenants and/or Occupants

710 Old Reading Road  
Catawissa, PA 17820

THOMAS C. CLARK, P.C.

Date: Feb 28, 2006

By: 

Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

**VERIFICATION**

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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB BANK, its servicing agent,  
Plaintiff

Date: Feb 28, 2006

By: Charles A Mensch  
Charles A. Mensch

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FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV - 1607 - 2005  
NO. EX - 369 - 2006  
MORTGAGE FORECLOSURE

**PLAINTIFF'S AFFIDAVIT PURSUANT**  
**TO Pa.R.C.P. 3129.1**

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None	

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15 Perry Avenue  
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Tenants and/or Occupants

710 Old Reading Road  
Catawissa, PA 17820

THOMAS C. CLARK, P.C.

Date: Feb 28, 2006

By:   
Thomas C. Clark  
Attorney for Plaintiff  
Atty. Id. # 07661

## VERIFICATION

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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB BANK, its servicing agent,  
Plaintiff

Date: Feb 28, 2006

By: Charles A Mensch  
Charles A. Mensch

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LAW OFFICE OF  
*Thomas C. Clark, P. C.*  
A PROFESSIONAL CORPORATION  
431 EAST MAIN STREET  
P.O. BOX 57  
MIDDLEBURG, PA 17842-0057  
TELEPHONE (570) 837-0091  
FAX (570) 837-1360  
EMAIL [tcclark@ptdprolog.net](mailto:tcclark@ptdprolog.net)

**ENCLOSURE AND FORWARDING MEMO**

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

DATE: March 13, 2006

FROM: Thomas C. Clark, Esquire

RE: Federal National Mortgage Association  
a/k/a Fannie Mae, by FNB Bank, N.A.,  
vs. Fronk and Sienkiewicz  
No. CV-1607-2005

- ☒ We are enclosing the following: Waiver of Watchman and a copy of the Affidavit of Non-Military Service. The original Affidavit of Non-Military Service was mailed today to the Prothonotary for filing.
- ☐ Please sign your name at the place indicated.
- ☐ For your review and direction.
- ☐ Keep copies for your records.
- ☒ Any questions, please call 837-0091.
- ☐ Please review and, if in proper form, add your endorsement.

Plaintiff

vs.

RANDY C. FRONK and  
ANNE MARIE SIENKIEWICZ,  
Defendants

\* IN THE COURT OF COMMON PLEAS  
\* OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH

CIVIL ACTION

NO. CV - 1607 - 2005  
NO. EX - 39 - 2006  
MORTGAGE FORECLOSURE

**WAIVER OF WATCHMAN**

I, Thomas C. Clark, Esquire, do hereby state that any Deputy Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

*Huber*

Thomas C. Clark, Esquire  
Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION a/k/a FANNIE MAE,  
by FNB BANK, N.A., its servicing  
agent,

Plaintiff

vs.

RANDY C. FRONK and  
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\* IN THE COURT OF COMMON PLEAS  
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\* OF PENNSYLVANIA  
\* COLUMBIA COUNTY BRANCH  
\*

\* CIVIL ACTION  
\*

\* NO. CV - 1607 - 2005  
\* NO. EX - 39 - 2006  
\* MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

: ss

COUNTY OF SNYDER

Charles A. Mensch, being duly sworn according to law, deposes and says that he is an officer of FNB Bank, N.A., servicing agent of Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above-named Defendants reside at 710 Old Reading Road, Catawissa, Columbia County, Pennsylvania; and that the Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Charles A. Mensch  
Charles A. Mensch, Collections Officer  
FNB Bank, N.A.

Sworn to and subscribed  
before me this 9 day  
of March, 2006

Ashley Saxton

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
ASHLEY N. SAXTON, Notary Public  
Monroe Township, Snyder County  
My Commission Expires Jan. 27, 2010

SNB\FRONK-AONMS\BAR(TCC-9429)



THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICROPRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

**FNB Bank, National Association**

0313

**CASHIER'S CHECK 4482884945**

DATE Feb. 27, 2006

69-35  
519

PAY One thousand three hundred fifty and 00/100-----

TO  
THE  
ORDER OF Columbia Co. Sheriff

NAME OF REMITTER execution - Frank

DRAWER: FNB BANK, NATIONAL ASSOCIATION

ADDRESS  
PAYABLE THROUGH BANK  
CHARLESTON, WVBY  
AUTHORIZED SIGNATURE

⑆051900353⑆00448 28849457⑈