

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/26/2013	Advance Fee	Advance Fee	745906	\$0.00	\$1,350.00
08/26/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/26/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/26/2013	Crying Sale			\$10.00	\$0.00
08/26/2013	Docketing			\$15.00	\$0.00
08/26/2013	Levy			\$15.00	\$0.00
08/26/2013	Mailing Costs			\$30.00	\$0.00
08/26/2013	Posting Handbill			\$15.00	\$0.00
08/26/2013	Press Enterprise Inc.			\$1,087.62	\$0.00
08/26/2013	Sheriff Automation Fund			\$50.00	\$0.00
08/26/2013	Web Posting			\$100.00	\$0.00
11/08/2013	Service			\$180.00	\$0.00
11/08/2013	Service Mileage			\$10.00	\$0.00
11/08/2013	Copies			\$6.00	\$0.00
11/08/2013	Notary Fee			\$10.00	\$0.00
11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Surcharge			\$130.00	\$0.00
				\$1,696.12	\$1,350.00
				TOTAL BALANCE: \$(346.12)	

754542

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

12/17/2013

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

THREE HUNDRED FORTY-SIX AND 12 / 100 DOLLARS

\$346.12**

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 122334/ Fronk

⑈00754542⑈ ⑈236073801⑈ 70 1107112⑈

Security Features. Details on back.

**KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

December 11, 2013

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-6625

BOOK WRIT

RE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
DEBRA J. FRONK
Term No. 2013-cv-882

Property address:

**310 North Second Street
Catawissa, PA 17820**


Sheriff's Sale Date: December 18, 2013

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$0 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.
By: Robert Murray, Legal Assistant

cc:

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOTHY T. CHAMBERLAIN, SHERIFF**

Fax

To: Michael McKeever, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: December 16, 2013

Re: Fronk

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:** I received you stay, attached is a cost sheet showing a balance of \$346.12.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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08/26/2013	Levy			\$15.00	\$0.00
08/26/2013	Mailing Costs			\$30.00	\$0.00
08/26/2013	Posting Handbill			\$15.00	\$0.00
08/26/2013	Press Enterprise Inc.			\$1,087.62	\$0.00
08/26/2013	Sheriff Automation Fund			\$50.00	\$0.00
08/26/2013	Web Posting			\$100.00	\$0.00
11/08/2013	Service			\$180.00	\$0.00
11/08/2013	Service Mileage			\$10.00	\$0.00
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11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Surcharge			\$130.00	\$0.00
				\$1,696.12	\$1,350.00
				TOTAL BALANCE: \$(346.12)	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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08/26/2013	Mailing Costs			\$30.00	\$0.00
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11/08/2013	Surcharge			\$130.00	\$0.00
				\$1,696.12	\$1,350.00
TOTAL BALANCE:				\$(346.12)	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
DEBRA J FRONK

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, December 18, 2013
Writ of Execution No. : 2013CV882
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 310 NORTH SECOND STREET, CATAWISSA, PA 17820

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,866.12**

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$1,921.12**

1696.12

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Printed on Recycled Paper

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

December 16, 2013

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: JP Morgan Chase Bank vs. Debra J Fronk (Hutchinson)
Docket # 2013-CV-882 2013-ED-142

Dear Sheriff Chamberlain:

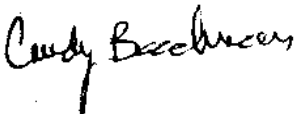
Following is the water utility amount owed to the Catawissa Water Authority by the above referenced property.

The following is a summation of amounts owed as of December 16, 2013:

Debra J Fronk (Hutchinson) - 310 North 2 nd St., Catawissa, PA	\$34.00
Sale Date December 18, 2013	

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

October 30, 2013

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
DEBRA J. FRONK
Term No. 2013-cv-882

Property address:

310 North Second Street
Catawissa, PA 17820

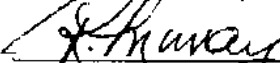
Sheriff's Sale Date: November 13, 2013

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 13, 2013 to December 18, 2013.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.

By: Robert Murray, Legal Assistant

cc:

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

JP MORGAN CHASE BANK

Defendant

DEBRA J FRONK

vs.

Attorney for the Plaintiff:

KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, December 18, 201

Writ of Execution No. : 2013CV882

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 310 NORTH SECOND STREET, CATAWISSA, PA 17820

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$1,866.12

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$1,921.12

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

or County Bridge, Transfer, and Fuel Tax

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank John Frank

NO. 142-13 ED NO. 882-13 JD

DATE/TIME OF SALE: Nov. 13 6:00

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>408.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1087.62</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1312.62</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>130.00</u>

TOTAL COSTS (OPENING BID) \$ 1724.12

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

November 6, 2013

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: JP Morgan Chase Bank vs. Debra J Fronk (Hutchinson)
Docket # 2013-CV-882 2013-ED-142

and

RE: U.S. Bank National Association vs. Denise Y Farrell (Brockway)
Docket # 2013-CV-0000927-MF 153-ED-2013

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

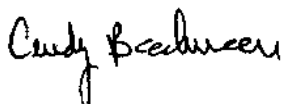
The following is a summation of amounts owed as of November 6, 2013:

Debra J Fronk (Hutchinson) - 310 North 2 nd St., Catawissa, PA Sale Date November 13, 2013	\$0.00
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Denise Y Farrell (Brockway) - 624 Pfahler St., Catawissa, PA Sale Date November 20, 2013	\$0.00
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If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

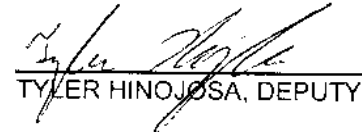


JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SHERIFF'S RETURN OF SERVICE

10/09/2013 01:30 PM - DEPUTY TYLER HINOJOSA, 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 310 NORTH SECOND STREET, CATAWISSA, PA 17820.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER 2013

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



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

100 County of Columbia, Pennsylvania, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 310 NORTH SECOND STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: ~~Person~~ Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10/9/13

Time: 13:30

Deputy: 17

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2013CV882

310 NORTH SECOND STREET, CATAWISSA, PA 17820 EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SHERIFF'S RETURN OF SERVICE

08/27/2013 11:03 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RANDY FRONK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEBRA J FRONK AT 310 NORTH SECOND STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

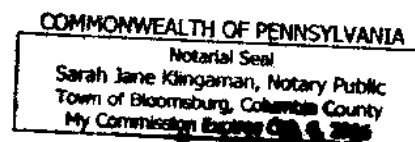

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of AUGUST, 2013





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

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

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16531

FRONK DEBRA J
310 NORTH SECOND STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 0445 -0835
Location: 310 N SECOND ST
Parcel Id:08 -02 -090-00,000

Assessment: 13,492
Balances as of 09/17/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia G Shieff

Per: (Hem)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alice

Relation: Secretary

Date: 8-27-13

Time: 12:50

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CATAWISSA WATER AUTH

2013CV882

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Paula Clark

Relation:

Tax Collector

Date:

8-27-13

Time:

12:45

Deputy:

1/

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

8-27-13

Time:

12:45

Mileage:

Deputy:

K

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CLARK, PAULA

2013CV882

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kim Rhoades

Relation: Secretary

Date: 8-27-13

Time: 11:40

Deputy: 41

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CATAWISSA BOROUGH

2013CV882

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 09/26/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DEBRA J FRONK
Primary Address: 310 NORTH SECOND STREET
 CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other
Adult In Charge: Randy Frank
Relation: Son
Date: 8-27-13 **Time:** 11:30
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FRONK, DEBRA J

2013CV882

310 NORTH SECOND STREET, CATAWISSA, PA 17820 EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 09/26/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORITY
Primary Address: 700 SAWMILL ROAD
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other
Adult In Charge: Kathy Stauffer
Relation: Clerk
Date: 08-27-13 **Time:** 0925
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY HOUSE

2013CV882

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: 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: HUNTER HUNT

Relation: TAX CLERK

Date: 08-27-13

Time: 0857

Deputy: J

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2013CV882

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/26/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
DEBRA J FRONK

Case Number
2013CV882

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/26/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Laura Kremser

Relation: Receptionist

Date: 08-27-13 Time: 0900

Deputy: 8 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2013CV882

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P. EXP: 09/26/2013

Document Receipt

Trans #	748	Carrier / service:	USPS Server	First-Class Mail®	8/26/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901*4000600007495

Doc Ref #: 142ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt:

Trans #	747	Carrier / service:	USPS Server	First Class Mail®	8/26/2013 12:00:00 AM
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Shp to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000007468

Doc Ref #: 142ED2013

Postage 4.5100

PHILADELPHIA PA 19107

Document Receipt

Trans #	746	Carrier / service:	USPS Service	First-Class Mail®	8/26/2013 12:00:00 AM
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Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000007471

Doc Ref #: 142ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	745	Carrier / service:	USPS Server	First-Class Mail®	8/26/2013 12:00:00 AM
Ship to					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:	71901140006000007464		
		Doc Ref #:	142ED2013		
		Postage	4.8100		
HARRISBURG PA 17128					

Document Receipt

Trans #	744	Carrier / service:	USPS Server	First-Class Mail®	8/26/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking # 71901140006000007457

Doc Ref # 142ED2013

Postage 4.8100

HARRISBURG PA 17105

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

DEBRA J. FRONK
(Mortgagor(s) and Record Owner(s))
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-cv-882

2013-ED-142

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

310 North Second Street
Catawissa, PA 17820

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

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

2. Name and address of Defendant(s) in the judgment:

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

HOUSING AUTHORITY OF THE COUNTRY OF COLUMBIA
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS
310 North Second Street
Catawissa, PA 17820

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

DATED: _____

8/21/13

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

☒ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 142-13

DATE RECEIVED 8-26-13
DOCKET AND INDEX 8-28-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>745906</u>

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

SALE DATE	<u>Nov. 13, 13</u>	TIME <u>9:00</u>
POSTING DATE	<u>Oct. 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 25</u>	
	2 ND WEEK <u>30</u>	
	3 RD WEEK <u>Nov. 6, 13</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV882

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 13, 2013
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 lot of land, situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the WEST by Second Street; on the South by Lot of Harriet Cherrington and May Levan; on the EAST by an alley ten feet wide; on the North by an alley; and being fifty feet wide on Second Street and extending in depth and equal width for one hundred feet;

UNDER AND SUBJECT TO all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TAX PARCEL # 08-02-090

BEING KNOWN AS: 310 North Second Street, Catawissa, PA 17820

PROPERTY ADDRESS: 310 NORTH SECOND STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-090

Seized and taken into execution to be sold as the property of DEBRA J FRONK in suit of JP MORGAN CHASE BANK.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

August 21, 2013

Docket #2013-cv-882

2013-ED-142

ATTENTION: COLUMBIA COUNTY SHERIFF

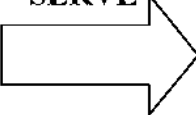
We would like to bring to your attention that defendant(s):

DEBRA J. FRONK will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		COURT NUMBER 2013-cv-882	2013-ED-142
DEFENDANT/S/ DEBRA J. FRONK		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBRA J. FRONK		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 310 North Second Street, Catawissa, PA 17820		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE August 21, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

vs.

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2013-cv-882

2013-ED-142

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 310 North Second Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$37,870.55

Interest From 6/1/2013
Through Date of Sale

(Costs to be added)

Dated: 8-26-13

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Bruen

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

DEBRA J. FRONK
Mortgagor(s) and Record Owner(s)
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-cv-882

2013-ED-142

2013 AUG 26 P 12:24
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$37,870.55

Interest from 6/1/2013
to Date of Sale at
7.0000%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

DEBRA J. FRONK
(Mortgagor(s) and Record Owner(s))
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-cv-882

2013-ED-142

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

310 North Second Street
Catawissa, PA 17820

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

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

2. Name and address of Defendant(s) in the judgment:

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

HOUSING AUTHORITY OF THE COUNTRY OF COLUMBIA
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

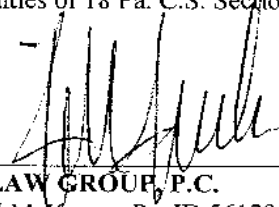
TENANTS/OCCUPANTS
310 North Second Street
Catawissa, PA 17820

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

DATED: _____

8/21/13

By: _____



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornali Pa. ID 92382

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

DEBRA J. FRONK
(Mortgagor(s) and Record Owner(s))
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-cv-882

2013-ED-142

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

310 North Second Street
Catawissa, PA 17820

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

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

2. Name and address of Defendant(s) in the judgment:

DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

HOUSING AUTHORITY OF THE COUNTRY OF COLUMBIA
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

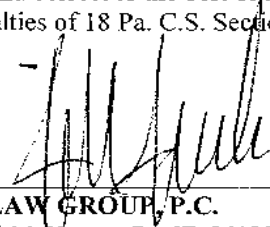
TENANTS/OCCUPANTS
310 North Second Street
Catawissa, PA 17820

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

DATED: _____

8/21/13

By: _____



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219
Plaintiff

vs.

DEBRA J. FRONK
Mortgagor(s) and Record Owner(s)
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-cv-882

2013-ED-142

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRONK, DEBRA J.
DEBRA J. FRONK
310 North Second Street
Catawissa, PA 17820

Your house at 310 North Second Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$37,870.55 obtained by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION against you.

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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
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 price bid price by calling the Sheriff of Columbia County at 570-389-5622.

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 the Sheriff of Columbia County at 570-389-5622.

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.**

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

**168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375**

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 122334FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

DEBRA J. FRONK
Mortgagor(s) and Record Owner(s)
310 North Second Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-cv-882

2013-ED-142

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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Plaintiff

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Defendant(s)

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-cv-882

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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 such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

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Attorneys for Plaintiff

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Attorneys for Plaintiff

ALL THAT CERTAIN lot of land, situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the WEST by Second Street; on the South by Lot of Harriet Cherrington and May Levan; on the EAST by an alley ten feet wide; on the North by an alley; and being fifty feet wide on Second Street and extending in depth and equal width for one hundred feet;

UNDER AND SUBJECT TO all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TAX PARCEL # 08-02-090

BEING KNOWN AS: 310 North Second Street, Catawissa, PA 17820

THIS WATERMARK PAPER HOLDS TO LIGHT TO VIEW. HEAT SENSITIVE RED INK DISAPPEARS WITH HEAT.

745906

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com
3-7380-2360

08/22/2013

FROM TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

\$1,350.00**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA. 17815

MEMO 122334/ Frank



6.14 - MORTGAGE DISBURSEMENT ACCOUNT

[Signature]
AUTHORIZED SIGNATURE

"00715906" :236073801: 70 1107112"

Security features. Details on back.