

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
DEBRA J FRONK

Case Number
2015CV1034

PROPERTY ADDRESS

310 NORTH 2ND STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/17/2015	Advance Fee	Advance Fee	173982	\$0.00	\$1,350.00
11/17/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/17/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/17/2015	Crying Sale			\$10.00	\$0.00
11/17/2015	Docketing			\$15.00	\$0.00
11/17/2015	Levy			\$15.00	\$0.00
11/17/2015	Mailing Costs			\$30.00	\$0.00
11/17/2015	Posting Handbill			\$15.00	\$0.00
11/17/2015	Press Enterprise Inc.			\$955.32	\$0.00
11/17/2015	Sheriff Automation Fund			\$50.00	\$0.00
11/17/2015	Web Posting			\$100.00	\$0.00
01/20/2016	Service			\$180.00	\$0.00
01/20/2016	Service Mileage			\$16.00	\$0.00
01/20/2016	Copies			\$6.00	\$0.00
01/20/2016	Notary Fee			\$10.00	\$0.00
01/20/2016	Tax Claim Search			\$5.00	\$0.00
01/20/2016	Surcharge			\$130.00	\$0.00
				\$1,569.82	\$1,350.00
TOTAL BALANCE:				\$(219.82)	

182876

Milstead & Associates LLC

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE
03/17/16

CHECK
182876

AMOUNT
****\$219.82

*** TWO HUNDRED NINETEEN & 82/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈ 18 28 76 ⑈ ⑆ 031201360⑆ 67 8306 2⑈

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Ibet Shaw

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: February 3, 2016

Re: Debra Fronk

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$219.82

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	February 1, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	75.37371
RE:	YOUR REFERENCE NUMBER:
Debra J. Fronk	2015-CV-1034

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to **STAY** the sale which is currently scheduled for 03/02/2016. No funds have been exchanged in consideration of the stay.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE. «

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

Fax

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$219.82

TX RESULT REPORT

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
6407	TX	001	18564829190	FEB.03	09:18	000	00h00min52s	G3	NG
			00C9:ERROR DURING TX						

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
FEDERAL NATIONAL MORTGAGE ASSOC	vs.	DEBRA J FRONK

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
1 EAST STOW ROAD
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, January 27, 2016

Writ of Execution No. : 2015CV1034

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 310 NORTH 2ND 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.	\$955.32
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,764.82**

Municipal Costs

~~Water~~ \$84.14

Total Municipal Costs **\$84.14**

Distribution Costs

~~Recording Fees~~ \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$1,915.96**

1569.82

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

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	January 27, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	75.37371
RE:	YOUR REFERENCE NUMBER:
Debra J. Fronk	2015-CV-1034

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to **POSTPONE** the sale which is currently scheduled for 01/27/2016 to 03/02/2016.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

FEDERAL NATIONAL MORTGAGE ASSOC. VS DEBRA FRONK

NO. 153-2015 ED NO. 1034-2015 JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

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 \$ _____

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

January 25, 2016

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

RE: Federal National Mortgage Assn. vs. Debra J (Hutchinson) Fronk
Docket # 2015-CV-1034 / 2015-ED-153

Dear Sheriff Chamberlain:

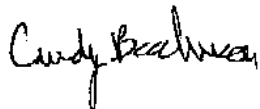
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Debra J (Hutchinson) Fronk - 310 North 2nd St., Catawissa, PA - \$84.14

We understand the property is scheduled for Sheriff's Sale on Jan. 27, 2016.

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. FRONIK
 _____ 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>16.00</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>414.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>955.32</u>	
SOLICITOR'S SERVICES	\$750.00 / 100	
TOTAL *****		\$ <u>1205.32</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>670077.00</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-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1831.82

1350

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

REAL ESTATE TAX CERTIFICATION

Date: 01/20/2016

Fee: \$5.00

Cert. NO: 23174

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 01/20/2016

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

By: Sheriff Per: _____

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN
PROPER PAYOFF AMOUNTS.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 26, 2016

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

RE: Federal National Mortgage Assn. vs. Debra J (Hutchinson) Fronk
Docket # 2015-CV-1034 / 2015-ED-153

Dear Sheriff Chamberlain:

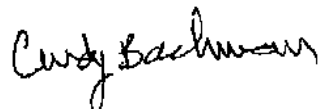
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Debra J (Hutchinson) Fronk - 310 North 2nd St., Catawissa, PA - \$73.80

We understand the property is scheduled for Sheriff's Sale on Mar. 2, 2016.

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

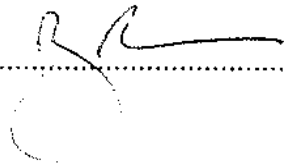
Sincerely,



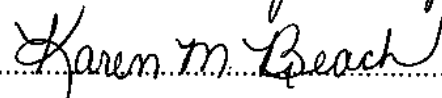
Cindy Bachman
Superintendent
Catawissa Water Authority

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream 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 January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 20th day of January 2016...

.....
(Notary Public)



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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
vs.
DEBRA J FRONK

Case Number
2015CV1034

SHERIFF'S RETURN OF SERVICE

12/07/2015 09:00 AM - DEPUTY MICHAEL BEYER, 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 NIKKI FRONK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEBRA J FRONK AT 310 NORTH SECOND STREET, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

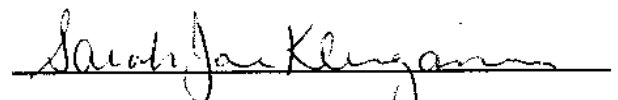
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires 04-04-2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

2015-12-14 10:00:00 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 153

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
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 Snyder

Relation: Secretary

Date: 12-15-15 Time: 14:37

Deputy: 5 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA WATER AUTH

2015CV1034

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
vs.
DEBRA J FRONK

Case Number
2015CV1034

SHERIFF'S RETURN OF SERVICE

12/14/2015 01:15 PM - DEPUTY RAYMOND TONKINSON, 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 2ND STREET, CATAWISSA, PA 17820.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

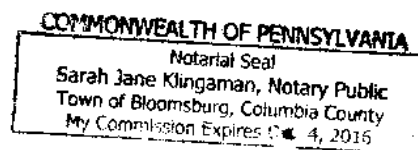

TIMOTHY T. CHAMBERLAIN, SHERIFF

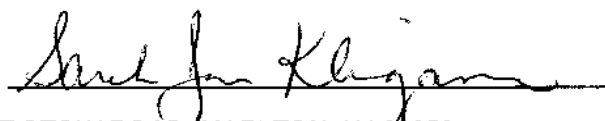
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

cc: CountySole Sheriff, TeleSub: 110

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 310 NORTH 2ND STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: *12-14-13*

Time: *1315*

Deputy: *7*

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV1034

310 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	153
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AM 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:	Mikki Fronk		
Relation:	Family Member		
Date:	12-7-15	Time:	09:00
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:	11/24/15	12/4/15				
Time:	1:41	10:55				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. Not home 4C
2. Not home
- 3.
- 4.
- 5.
- 6.

FRONK, DEBRA J

2015CV1034

310 NORTH SECOND STREET, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 153

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 310 NORTH 2ND STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: NIKKI FRONK

Relation: Family Member

Date: 12-7-15 Time: 09:00

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	11/24/15					
Time:	1:41					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. Not home

2.

3.

4.

5.

6.

OCCUPANT

2015CV1034

310 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	153
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SOUTHERN COLUMBIA SCHOOL DISTRICT
Primary Address:	800 SOUTHERN DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other		
Adult In Charge:	CINDY PETRO		
Relation:	RECEPTIONIST		
Date:	12-4-15	Time:	1124
Deputy:	5	Mileage:	

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC

2015CV1034

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 75.37371

Federal National Mortgage Association

Plaintiff,

vs.

Debra J. Fronk

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-1034

2015-ED-153

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO PA.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 310 North 2nd Street, Catawissa, PA 17820, is scheduled to be sold at sheriff's sale on Jan 27 2016 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$45,358.61 obtained by Federal National Mortgage Association.

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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the 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. 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 on following page 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 TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.
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 on a date specified by the Sheriff not later than thirty days after the 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.
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 YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

Columbia County
Columbia County Sheriff

35 West Main Street
PO Box 380

Bloomsburg PA 17815



71901140006000068229

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

153

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 75.37371

Federal National Mortgage Association

Plaintiff,

vs.

Debra J. Fronk

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-1034

2015-ED-153

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 310 North 2nd Street, Catawissa, PA 17820, is scheduled to be sold at sheriff's sale on **Jan. 27th 2016** at **9:00 am** in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$45,358.61 obtained by Federal National Mortgage Association.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the 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. 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 on following page on how to obtain an attorney).

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 153

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA SEWER TREATMENT PLANT

Primary Address: SOUTH FIRST STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robert Dunkelberger

Relation: Manager

Date: 12-9-15 Time: 11:52

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA SEWER TREA

2015CV1034

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 153

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
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: Tally Collector

Date: 11-24-15

Time: 1:47

Deputy: 4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CLARK, PAULA

2015CV1034

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

153

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HOUSING AUTHORITY OF COLUMBIA COU

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:

Wesley Breckin

Relation:

IT Manager

Date:

11-20-15

Time:

13:35

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HOUSING AUTHORITY OF

2015CV1034

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 11/19/15

Account:

Name:

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

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

27 2016	Ad ID:	1057961
	Description:	Frnk Sheriff Sale January
	Run Dates:	01/06/16 to 01/20/16
	Class:	2
	Agate Lines:	174
	Blind Box:	

Total Ad Cost	\$955.32
Amount Paid	\$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$955.32

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1034

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, JANUARY 27, 2016
AT 9:00 O'CLOCK A.M.**

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

All that certain 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.

Title to said Premises vested in Debra J. Fronk by Deed from Thomas E. Andreas, single dated 11/15/1996 and recorded 11/19/1996 in the Columbia County Recorder of Deeds in Book 642, Page 153.
Being known as 310 North 2nd Street, Catawissa, PA 17820
Tax Parcel Number: 08-02-090

PROPERTY ADDRESS: **310 NORTH 2ND 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 FEDERAL NATIONAL MORTGAGE ASSOC.

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:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	153
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/27/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Co
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:	STACY ARNOLD		
Relation:	Clerk		
Date:	11-18-15	Time:	1:40
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV1034 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
FRONK, DEBRA J

Case Number
2015CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

153

Expires:

Warrant:

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:

Denise Siegel

Relation:

Tax Clerk

Date:

11-18-15

Time:

1:35

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1034

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1034

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, JANUARY 27, 2016
AT 9:00 O'CLOCK A.M.

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

All that certain 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.

Title to said Premises vested in Debra J. Fronk by Deed from Thomas E. Andreas, single dated 11/15/1996 and recorded 11/19/1996 in the Columbia County Recorder of Deeds in Book 642, Page 153.

Being known as 310 North 2nd Street, Catawissa, PA 17820

Tax Parcel Number: 08-02-090

PROPERTY ADDRESS: 310 NORTH 2ND 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 FEDERAL NATIONAL MORTGAGE ASSOC.

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:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

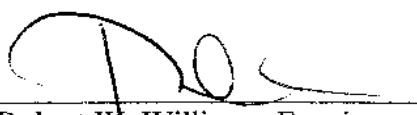
Federal National Mortgage Association	IN THE COURT OF COMMON PLEAS
Plaintiff,	OF COLUMBIA COUNTY,
vs.	PENNSYLVANIA
Debra J. Fronk	No.: 2015-CV-1034
Defendant	2015-ED-153
	PRAECIPE FOR
	WRIT OF EXECUTION
	(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$45,358.61
INTEREST	
From 10/13/2015 to Date	\$
of Sale at \$7.66 per diem	

Date: 11/11/2015


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney ID No.: 315501

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2015 NOV 12 PM 12 03

FILED
PROTHONOTARY

No.: 2015-CV-1034

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

Federal National Mortgage Association

vs.

Debra J. Fronk

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:

A handwritten signature in black ink, appearing to read 'R. Williams', is written over a horizontal line.

Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 310 North 2nd Street, Catawissa, PA 17820

Where papers may be served

<p>Federal National Mortgage Association</p> <p>Plaintiff,</p> <p>vs.</p> <p>Debra J. Fronk</p> <p>Defendant</p>	<p>IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p>WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2015-CV-1034 2015-ED-153</p>
---	---

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

310 North 2nd Street, Catawissa, PA 17820
(see legal description attached)

AMOUNT DUE	\$45,358.61
INTEREST	
From 10/13/2015 to Date	\$ _____
of Sale at \$7.66 per diem	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: November 12, 2015

(SEAL)

Barbara N. Libetti 1581
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

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

[Faint, illegible text]

No. 2015-CV-1034

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

Federal National Mortgage Association

vs.

Debra J. Fronk


**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.


Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 310 North 2nd Street, Catawissa, PA 17820

Where papers may be served.

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.

Title to said Premises vested in Debra J. Fronk by Deed from Thomas E. Andreas, single dated 11/15/1996 and recorded 11/19/1996 in the Columbia County Recorder of Deeds in Book 642, Page 153.

Being known as 310 North 2nd Street, Catawissa, PA 17820

Tax Parcel Number: 08-02-090

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 75.37371

FILED
PROTHONOTARY

2015 OCT 28 PM 12 15

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA.

**Federal National Mortgage Association,
Plaintiff,**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

vs.

No.: 2015-CV-1034

Debra J. Fronk,

Defendant

AFFIDAVIT OF NON-MILITARY SERVICE

Robert W. Williams, Esquire, hereby certifies that he is attorney for the Plaintiff in the above-captioned matter, and verifies the following facts to the best of his information and belief:

1. inquiry has been made with the Department of Defense, and it has been determined that Defendant is not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 USC App. § 501

2. defendant, Debra J. Fronk, is over 18 years of age, .

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

DATE:

10/27/15



Robert W. Williams, Esquire



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FRONK

First Name: DEBRA

Middle Name: J.

Active Duty Status As Of: Oct-27-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

REAL ESTATE OUTLINE

ED # 2015 ED 153

DATE RECEIVED 11-17-2015
DOCKET AND INDEX 2015 CV 1034

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	<i>called 11/17/15 856-482-1400 Robert Williams emailing 2930</i>
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>173982</u>

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

SALE DATE Jan. 27th, 16 TIME 9 00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark F. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

*Also admitted in PA
*, Also admitted in MD

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldi*

Patrick J. Wesner*

Robert W. Williams**

Roger Fay*

1350 Edgmont Avenue
Suite 2540
Chester, PA 19013
(215) 717-0043 Fax: (215) 717-0044

Our File No. 75.37371

November 3, 2015

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Federal National Mortgage Association vs. Debra J. Fronk
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

310 North 2nd Street, Catawissa, PA 17820

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 75.37371

Federal National Mortgage Association

Plaintiff,

vs.

Debra J. Fronk

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-1034

2015-ED-153

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

Federal National Mortgage Association, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 310 North 2nd Street, Catawissa, PA 17820:

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

Debra J. Fronk
310 North 2nd Street
Catawissa, PA 17820

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

Same as above

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Housing Authority of the County of Columbia
37 West Main Street
Bloomsburg PA 17815

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

None Known

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:

None Known

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

Tenant/Occupant
310 North 2nd Street
Catawissa, PA 17820

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

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

Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Catawissa Borough Tax Office
138 South Street
Catawissa, PA 17820


Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601

Southern Columbia Area School District
800 Southern Drive
Catawissa, PA 17820

Harrisburg, PA 17128-0601

I verify that the statements made in the 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. Section 4904 relating to unsworn falsification to authorities.

Date: 11/11/2015


Robert W. Williams, Esquire
Attorney for Plaintiff

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

Federal National Mortgage Association	IN THE COURT OF COMMON PLEAS
Plaintiff,	OF COLUMBIA COUNTY,
vs.	PENNSYLVANIA
Debra J. Fronk	No.: 2015-CV-1034
Defendant	2015-ED-153
	PRAECIPE FOR
	WRIT OF EXECUTION
	(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	<u>\$45,358.61</u>
INTEREST	
From 10/13/2015 to Date	\$ _____
of Sale at \$7.66 per diem	

Date: _____

11/11/2015

[Signature]

Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney ID No.: 315501

FILED
PROTHONOTARY
2015 NOV 12 PM 12 03
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

No.: 2015-CV-1034

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


Federal National Mortgage Association

vs.

Debra J. Fronk

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:


Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 310 North 2nd Street, Catawissa, PA 17820

Where papers may be served

No. 2015-CV-1034

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

Federal National Mortgage Association

vs.

Debra J. Fronk


**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.


Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 310 North 2nd Street, Catawissa, PA 17820

Where papers may be served.

<p>Federal National Mortgage Association</p> <p>Plaintiff,</p> <p>vs.</p> <p>Debra J. Fronk</p> <p>Defendant</p>	<p>IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p>WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2015-CV-1034 2015-ED-153</p>
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**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257**

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

310 North 2nd Street, Catawissa, PA 17820
(see legal description attached)

AMOUNT DUE	\$45,358.61
INTEREST	
From 10/13/2015 to Date	\$ _____
of Sale at \$7.66 per diem	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: November 12, 2015

(SEAL)

Barbara N. Libretti 1881
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

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

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.

Title to said Premises vested in Debra J. Fronk by Deed from Thomas E. Andreas, single dated 11/15/1996 and recorded 11/19/1996 in the Columbia County Recorder of Deeds in Book 642, Page 153.

Being known as 310 North 2nd Street, Catawissa, PA 17820

Tax Parcel Number: 08-02-090

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
File Number: 75.37371

Federal National Mortgage Association

Plaintiff,

vs.

Debra J. Fronk

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2015-CV-1034

2015-ED-153

CERTIFICATION

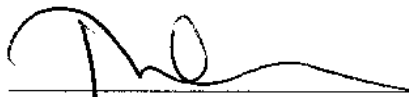
CERTIFICATION

Robert W. Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: *11/11/2015*


Robert W. Williams, Esquire
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Debra J. Fronk

PLAINTIFF/SELLER: Federal National Mortgage Association

DEFENDANT(S): Debra J. Fronk

PROPERTY: 310 North 2nd Street
Catawissa, PA 17820
(Improvements erected thereon)

JUDGMENT AMOUNT: \$45,358.61

COLUMBIA COUNTY
No.: 2015-CV-1034 2015-ED-153

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

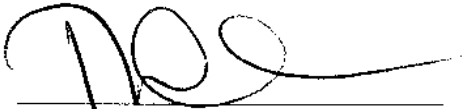


Robert W. Williams, Esquire
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road
Marlton, NJ 08053

75.37371

WAIVER OF WATCHMAN

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

A handwritten signature in black ink, appearing to read 'R. Williams', with a long horizontal flourish extending to the right.

Robert W. Williams, Esquire
Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2015-CV-1034 2015-ED-153

ALL THAT CERTAIN lot or piece of ground situate in Catawissa Borough, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 08-02-090

PROPERTY ADDRESS 310 North 2nd Street
Catawissa, PA 17820

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Debra J. Fronk

ATTORNEY'S NAME: Robert W. Williams, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

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;

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Being known as 310 North 2nd Street, Catawissa, PA 17820

Tax Parcel Number: 08-02-090

Document Receipt

Trans #	6830	Carrier / service:	USPS Server	First-Class Mail®	11/17/2015 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000068243

Doc Ref #: 2015ED153

Postage 5.1300

BANGOR PA 18013

Document Receipt

Trans #	6829	Carrier / service:	USPS Server	First-Class Mail®	11/17/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068236

Doc Ref #: 2015ED153

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6828	Carrier / service:	USPS Server	First-Class Mail®	11/17/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000068229
Doc Ref #:	2015ED153
Postage	5.1300

PHILADELPHIA PA 19107

153

Document Receipt

Trans #	6827	Carrier / service:	USPS Server	First-Class Mail®	11/17/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000068212

Doc Ref #: 2015ED153

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6826	Carrier / service:	USPS Server	First-Class Mail®	11/17/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
DEPARTMENT 281230	Tracking #: 71901140006000068205
	Doc Ref #: 2015ED153
	Postage 5.1300
HARRISBURG PA 17128	

Milstead & Associates LLC

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE	CHECK	AMOUNT
10/12/15	173982	**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈ 173982⑈ ⑆03⑆20⑆360⑆ 67 8306 2⑈