

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
vs.
DEBRA J FRONK

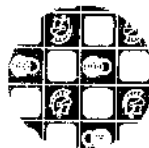
Case Number
2016CV973

PROPERTY ADDRESS
310 NORTH 2ND STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/30/2017	Advance Fee	Advance Fee	17184	\$0.00	\$1,350.00
01/30/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/30/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/30/2017	Crying Sale			\$10.00	\$0.00
01/30/2017	Docketing			\$15.00	\$0.00
01/30/2017	Levy			\$15.00	\$0.00
01/30/2017	Mailing Costs			\$30.00	\$0.00
01/30/2017	Posting Handbill			\$15.00	\$0.00
01/30/2017	Press Enterprise Inc.			\$1,118.22	\$0.00
01/30/2017	Sheriff Automation Fund			\$50.00	\$0.00
01/30/2017	Web Posting			\$100.00	\$0.00
06/02/2017	Service			\$180.00	\$0.00
06/02/2017	Service Mileage			\$16.00	\$0.00
06/02/2017	Copies			\$6.00	\$0.00
06/02/2017	Notary Fee			\$10.00	\$0.00
06/02/2017	Tax Claim Search			\$5.00	\$0.00
06/02/2017	Surcharge			\$130.00	\$0.00
				\$1,732.72	\$1,350.00

TOTAL BALANCE:	\$(382.72)
----------------	------------

Milstead & Associates LLC**ATTORNEY BUSINESS ACCT**1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400**Bank**

America's Most Convenient Bank®

55-136/312

June 05, 2017

**PAY TO THE
ORDER OF****Columbia County Sheriff**

\$ *****382.72

Three Hundred Eighty-Two and 72/100*****

DOLLARS

VOID AFTER 180 DAYS

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815**MEMO**

File: 217612, Debra J. Fronk

⑈023221⑈ ⑆031201360⑆ 132252221⑈

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road
Marlton, NJ 08053

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

FACSIMILE TRANSMITTAL SHEET

TO: REAL ESTATE DEPT.	FROM: JAMES SCAFIDE
COMPANY: COLUMBIA COUNTY SHERIFF	DATE: JUNE 2, 2017
FAX NUMBER: 570-389-5625	TOTAL NO. PAGES INCLUDING COVER: 1
PHONE NUMBER: 570-389-5624	SENDER'S REFERENCE NUMBER: 217612-1
RE: DEBRA J. FRONK	YOUR REFERENCE NUMBER: 2016-CV-973

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 June 07, 2017. No funds have been exchanged in consideration of the stay.

Thank you

James Scafide

**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.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

June 1, 2017

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:

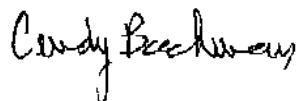
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Debra J (Hutchinson) Fronk - 310 North 2nd St., Catawissa, PA - \$46.00

We understand the property is scheduled for Sheriff's Sale on June 7, 2017.

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

* Also admitted in PA
* Also admitted in NJ

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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

www.milsteadlaw.com

Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldr*

Bernadette Trace*

Roger Fay*

2501 Seaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 217612-1

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Federal National Mortgage Association vs. Debra J. Fronk
Docket Number: 2016-CV-973
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

James Scafide
Paralegal

****THE PROPERTY IS LISTED FOR THE June 07, 2017 SHERIFF'S SALE.**

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 217612-1

Federal National Mortgage Association,

Plaintiff,

vs.

Debra J. Fronk,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

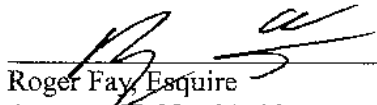
1. By April 17, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Debra J. Fronk, per terms of Court Order, dated March 27, 2017, granting alternative service as follows and attached hereto and made a part hereof as Exhibit "A".

A. Posting property on April 17, 2017 attached hereto and made a part hereof as Exhibit "B".

B. Certified and regular mail on April 13, 2017 attached hereto and made a part hereof as Exhibit "C".

2. On February 07, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "D".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.



Roger Fay, Esquire
Attorney ID No. 315987
Milstead & Associates, LLC

Dated: May 22, 2017

EXHIBIT “A”

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

No.: 2016-CV-973

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT TO
PENNSYLVANIA R.C.P. 430**

This matter being opened to the Court by Plaintiff, by and through its attorney, Roger Fay, Esquire, upon a Motion for Order Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having reviewed and considered the pleading submitted in connection with this matter and good cause shown:

IT IS on this 27 day of March, 2017, ORDERED that the Motion for Alternative Service is GRANTED and IT IS FURTHER ORDERED that service of the Notice of Sale on the Defendant, Debra J. Fronk shall be made by posting and tacking the Notice of Sale on the premises known as 310 N 2nd St, Catawissa, PA 17820 (the "Premises") and by regular and certified mail to the Premises.

BY THE COURT:

Is Thomas A James, Jr.
J.

FILED
CLERK OF COURT
COLUMBIA COUNTY, PA
MARCH 23 A 8:59

EXHIBIT “B”

Court of Common Pleas Columbia County

Venue: Columbia

Federal National Mortgage Association
Plaintiff

vs.

Debra J. Fronk

Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-973

Person to be served:

Debra J. Fronk
310 N 2nd St
Catawissa, PA 17820-1214

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Papers Served:

Notice of Sale & Court Order

Service Data:

Posted Successfully: ☒ Not Served: ☐ Date: 4/17/2017 Time: 4:15 PM Attempts: 1☐ Delivered copy to him/her personally.☐ Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)☐ Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)

Name of Person Served and relationship / title:

Actual Place of Service:

310 N 2nd St
Catawissa, PA 17820-1214

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of 4/24/17

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

Jeffrey Clohessy

I, _____, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

Jeffrey Clohessy

Date:

4/24/17

EXHIBIT “C”

Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance

X Certificate Mailing

☐ Insured
☐ COD
☐ Certified Mail

U.S. POSTAGE
 ZIP 08053 \$001.30
 02 4W
 0000344761 APR 13 2017

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value
1	9414 7266 9904 2078 3810 24	Debra J. Fronk 310 N 2nd Street Catawissa, PA 17820					
2		Debra J. Fronk 310 N 2nd Street Catawissa, PA 17820					
3							
4							
5							
6							
7							
8							
9							
Total Number of Pieces Listed by Sender							
		2					

POSTMASTER, PER
 (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877 217612-1/ FRONK Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 6/7/2017

EXHIBIT “D”

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT	
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Ins <input type="checkbox"/> Without Postal		 U.S. POSTAGE PITNEY BOWES ZIP 08053 \$ 003.72 02 4W 0000344761 FEB 07 2017	
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regls.)	Ins. Va
1		Federal National Mortgage Association (Plaintiff herein) 14523 SW Millikan Way Suite 200 Beaverton, OR 97005					
2		Housing Authority of the County of Columbia 37 West Main Street Bloomensburg, PA 17815					
3		Tenant/Occupant 310 N 2nd St Catawissa, PA 17820					
4		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
5		Southern Columbia Area School District 800 Southern Drive Catawissa, PA 17820					
6		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
7		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomensburg, PA 17815					
8		Calawissa Borough 138 South Street Catawissa, PA 17820					
9							
Total Number of Places Listed by Sender		8	POSTMASTER, PER (Name of receiving employee) DB		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.		

PS FORM 3877 217612-1/FRONK Notice of Sale FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA
*Also admitted in MD

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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

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Andrew M. Lubin*

David H. Lapow*

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Matthew C. Waldr*

Bernadette Grace*

Roger Fay*

2501 Seaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 216927-1

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Federal National Mortgage Association vs. Patricia A. Robinson
Docket Number: 2016-CV-878
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

James Scafide
Paralegal

****THE PROPERTY IS LISTED FOR THE June 07, 2017 SHERIFF'S SALE.**

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Bernadette Irace, Esquire, ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 216927-1

**Federal National Mortgage Association,
Plaintiff,**

vs.

**Patricia A. Robinson,
Defendant**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-878

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

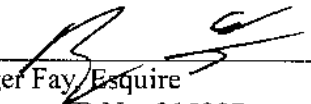
1. By April 17, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Patricia A. Robinson, per terms of Court Order, dated March 27, 2017, granting alternative service as follows and attached hereto and made a part hereof as Exhibit "A":

A. Posting property on April 17, 2017 attached hereto and made a part hereof as Exhibit "B".

B. Certified and regular mail on April 13, 2017 attached hereto and made a part hereof as Exhibit "C".

2. On February 7, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "D".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.



Roger Fay, Esquire
Attorney ID No. 315987
Milstead & Associates, LLC

Dated: May 22, 2017

EXHIBIT “A”

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Federal National Mortgage Association,

Plaintiff,

Vs.

Patricia A. Robinson,

Defendant

No.: 2016-CV-878

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT TO
PENNSYLVANIA R.C.P. 430**

This matter being opened to the Court by Plaintiff, by and through its attorney, Roger Fay, Esquire, upon a Motion for Order Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having reviewed and considered the pleading submitted in connection with this matter and good cause shown:

IT IS on this 27 day of March, 2017, ORDERED that the Motion for Alternative Service is GRANTED and IT IS FURTHER ORDERED that service of the Notice of Sale on the Defendant, Patricia A. Robinson shall be made by posting and tacking the Notice of Sale on the premises known as 138 E 8th St, Bloomsburg, PA 17815 (the "Premises") and by regular and certified mail to the Premises.

BY THE COURT:

Is/ Thomas A James, Jr.
J.

FILED
CLERK OF COURT
2017 MAR 29 A 8:59
COLUMBIA COUNTY, PA

EXHIBIT “B”

Court of Common Pleas Columbia County

Venue: Columbia

Federal National Mortgage Association
Plaintiff

vs.

Patricia A. Robinson
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-878

Person to be served:

Patricia A. Robinson
138 E 8th St
Bloomsburg, PA 17815-2704

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053

Papers Served:

Notice of Sale & Court Order

Service Data:

Posted Successfully: ☒ Not Served: ☐ Date: 4/17/2017 Time: 3:49 PM Attempts: 1☐ Delivered copy to him/her personally.☐ Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)☐ Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)

Name of Person Served and relationship / title:

Actual Place of Service:

138 E 8th St
Bloomsburg, PA 17815-2704

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of 4/24/17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Aifterbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

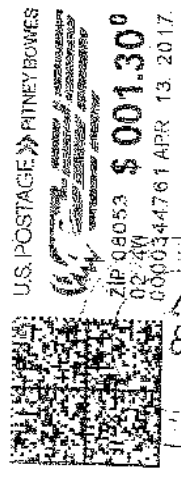
Jeffrey Clohessy
I, Jeffrey Clohessy, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.
Jeffrey Clohessy
Date: 4-24-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940
www.msprocess.net

REF: 216927 WO: P119256

EXHIBIT “C”

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value
1	9414 7266 9904 2078 3810 55	Patricia A. Robinson 138 B 8 th Street Bloomsburg, PA 17815					
2		Patricia A. Robinson 138 B 8 th Street Bloomsburg, PA 17815					
3							
4							
5							
6							
7							
8							
9							
Total Number of Pieces Listed by Sender		2					
		POSTMASTER, PER (Name of receiving employee)					



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

EXHIBIT “D”

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT			
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		<input checked="" type="checkbox"/> Registered Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Post			
				Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regls.)	In
1		Federal National Mortgage Association (Plaintiff herein) 14523 SW Milliken Way Suite 200 Beaverton, OR 97005					
2		Tenant/Occupant 138 E 8th St Bloomington, PA 17815					
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
4		Bloomington Area School District 728 East 5th Street Bloomington, PA 17815					
5		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
6		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomington, PA 17815					
7		Town of Bloomington 301 E. Second Street Town Hall Bloomington, PA 17815					
8							
9							
Total Number of Pieces Listed by Sender		7	POSTMASTER, PER (Name of receiving employee) <div style="font-size: 2em; text-align: center;">DB</div>				

PS FORM 3877 218927-1/ROBINSON Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

March 31, 2017

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:

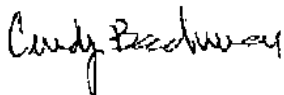
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Debra J (Hutchinson) Fronk - 310 North 2nd St., Catawissa, PA - \$107.30

We understand the property is scheduled for Sheriff's Sale on Apr. 5, 2017.

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

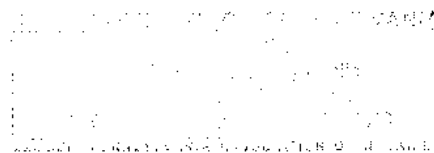
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 March 15, 22, 29, 2017 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 29th day of March, 2017..

.....
Karen M. Beach
(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.

.....

Milstead & Associates, LLC
BY: Roger Fay, Esquire
ID No. 315987
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 217612-1

Federal National Mortgage Association,

Plaintiff,

vs.

Debra J. Fronk,

Defendant

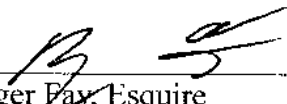
**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of
Filing of Notice of Continued Sheriff Sale**

Certificate of Filing

**On this date, I caused to be filed with the Prothonotary of Columbia County a copy
of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.**



Roger Fay, Esquire
Attorney ID No. 315987
Milstead & Associates, LLC

Dated: 3-22-17

Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400
fax: (856) 482-9190
jscafide@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
FORECLOSURE SALES	James Scafide
COMPANY:	DATE:
COLUMBIA COUNTY SHERIFF	March 20, 2017
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	217612-1
RE:	YOUR REFERENCE NUMBER:
Debra J. Fronk	2016-CV-973

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 April 05, 2017 to June 07, 2017.

Thank You

James Scafide

**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.

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 N 2nd St
Catawissa, PA 17820
(Improvements erected thereon)

JUDGMENT AMOUNT: \$43,874.70

COLUMBIA COUNTY

No.: 2016-CV-973 2017-ED-18

The above captioned property is scheduled to be sold at Sheriff's Sale on April 5th 2017 at 9:00 AM PM 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

217612-1

2017 County & Municipality

CATAWISSA BORO

MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
Catawissa PA 17820

HOURS: AT CATAWISSA BORO HALL:

TUESDAY: 8:30PM - 8PM, EXCEPT
MAY 1 - JUNE 16, SEPT 1 - OCT 16

PHONE: 570-864-2186

FOR: COLUMBIA County

DATE

03/01/2017

BILL NO.

12316

DESCRIPTION	ASSESSMENT	ILLS	LESS DISCOUNT	TAX AMOUNT DUE	INC. PENALTY
GENERAL	13,492	11,286	149.21	152.26	167.49
SINKING		.35	4.63	4.72	5.19
FIRE TAX		1	13.22	13.49	14.84
BORO RE		5.67	74.97	76.50	84.15
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			242.03	246.97	271.67
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

FRONK DEBRA J
310 NORTH SECOND STREET
CATAWISSA PA 17820

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 08-02-090-00.000
310 N SECOND ST
1148 Acres Land 2,000
Buildings 11,492
Total Assessment 13,492

This tax returned
to courthouse on:
January 1, 2018

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

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
2016CV973

SHERIFF'S RETURN OF SERVICE

02/28/2017 10:01 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

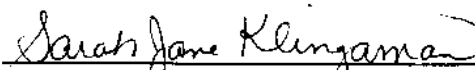
February 28, 2017

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



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

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV973

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.
DEBRA J FRONK

Case Number
2016CV973

SHERIFF'S RETURN OF SERVICE

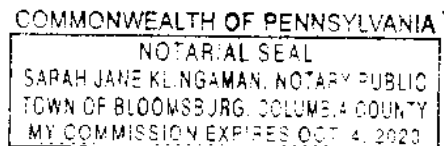
02/08/2017 11:00 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RANDY FRONK HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEBRA J FRONK AT 229 KLINE ROAD, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 10, 2017



NOTARY

Affirmed and subscribed to before me this

10TH day of FEBRUARY, 2017

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

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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: 229 KLINE AVE
CATAWISSA PA 17820
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Randy Fronk

Relation: SON

Date: 2/8/17 Time: 1100

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	1/31/17	2/7/17				
Time:	0954	1250				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. No one home L/C
2. No one home L/C
- 3.
- 4.
- 5.
- 6.

FRONK, DEBRA J

2016CV973

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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 · Adult In Charge · Posted · Other

Adult In Charge: THERESA BRITCH

Relation: SECRETARY TO SHERIFF

Date: 2/7/17 Time: 1344

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	1/3/17					
Time:	11:15					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. SNOW DAY, NO ONE IN OFFICE EITHER

2.

3.

4.

5.

6.

SOUTHERN COLUMBIA SC

2016CV973

800 SOUTHERN DRIVE, 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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 18

Warrant:

Serve To:

Name: OCCUPANT

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

Phone: DOB:

Alternate Address: 229 KLINE AVE
CATAWISSA PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Randy Fronk

Relation: son

Date: 2/8/17

Time: 1100

Deputy: 4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	1/31/17					
Time:	0953					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. No one home L/C

2.

3.

4.

5.

6.

OCCUPANT

2016CV973

310 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

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

Date: 02/08/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26307

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 02/08/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot

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: MICHELLE SANTER

Relation: CLERK

Date: 2/3/17 Time: 1156

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2016CV973 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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 18

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ELIZABETH WHITELIGHT

Relation: CUCKER

Date: 2/3/17

Time: 1153

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

2016CV973

PO BOX 380, BLOOMSBURG, PA 17815

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

18

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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:

Relation:

Date:

Time:

Deputy:

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

2016CV973

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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 18

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
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: NANCY POST

Relation: THERESA

Date: 1/31/17

Time: 1004

Deputy: 4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

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6.

CATAWISSA BOROUGH

2016CV973

307 MAIN 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
2016CV973

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 18

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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: J. J. Jodasone

Relation: OFFICE MANAGER

Date: 3/17

Time: 15:13

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

2016CV973

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 01/30/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: **1097458**
Description: **Sheriff Sale Debra Fronk**
Run Dates: **03/15/17 to 03/29/17**
Class: **2**
Agate Lines: **204**
Blind Box:

Total Ad Cost \$1,118.22
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/15/17	03/29/17	3	\$1,118.22

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV973

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, APRIL 05, 2017
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 Cherington and May Lavan, 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.

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: 08-02-090-00-000

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 SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV973

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, APRIL 05, 2017
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.

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: 08-02-090-00-000

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

REAL ESTATE OUTLINE

ED # 2017 ED13DATE RECEIVED 1-30-2017
DOCKET AND INDEX 2014 CV 973

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>17184</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE April 5th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

**Federal National Mortgage Association,
Plaintiff,**

Vs.

**Debra J. Fronk
Defendant**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973 2017-ED-18

**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 real property located at 310 N 2nd St, Catawissa, PA 17820:

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

Debra J. Fronk
310 N 2nd St
Catawissa, PA 17820

2. Name and address of the 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 N 2nd St
Catawissa, PA 17820

Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

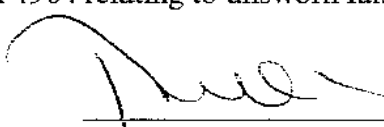
Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

Catawissa Borough
138 South Street
Catawissa, PA 17820

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: 1/26/2017


By: Robert W. Williams, Esquire
Attorney for Plaintiff

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

Federal National Mortgage Association,
Plaintiff,

Vs.

Debra J. Fronk,
Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No.: 2016-CV-973

2017-ED-18

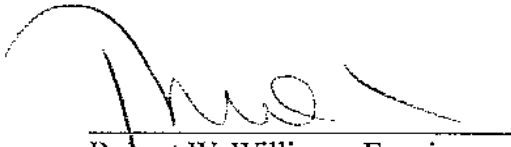
PRAECIPE FOR
WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ <u>43,874.70</u>
INTEREST	
From 12/20/2016 to Date	\$ _____
of Sale at \$7.21 per diem	
(Costs to be added)	\$ _____
TOTAL DUE	\$ _____

DATE: 1/26/2017


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053

FILED
PROTHONOTARY
JAN 27 A 11:15
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

No.: 2016-CV-973

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


Federal National Mortgage Association

vs.

Debra J. Fronk

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:



Robert W. Williams, Esquire
Attorney for Plaintiff

Address:
310 N 2nd St
Catawissa, PA 17820

Where papers may be served.

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

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

No.: 2016-CV-973 *2017-ED-18*

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

**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 N 2nd St, Catawissa, PA 17820
(see legal description attached)

NOTE: Description of property may be included in, or attached to the Writ.

AMOUNT DUE	\$ <u>43,874.70</u>
INTEREST	
From 12/20/2016 to Date	\$ _____
of Sale at \$7.21 per diem	
TOTAL DUE	\$ _____
	\$ _____

Dated: January 30, 2017

(SEAL)

Bonnie W. Jurek ISS
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2016-CV-973

**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 N 2nd St
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; one 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.

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

Being known as: 310 N 2nd St, Catawissa, PA 17820

Tax Parcel Number: 08-02-090-00-000

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

Federal National Mortgage Association,
Plaintiff,

Vs.

Debra J. Fronk,
Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No.: 2016-CV-973

2017-ED-18


PRAECIPE FOR
WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ <u>43,874.70</u>
INTEREST	
From 12/20/2016 to Date	\$ _____
of Sale at \$7.21 per diem	
(Costs to be added)	\$ _____
TOTAL DUE	\$ _____

DATE: 1/26/2017


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053

FILED
PROTHONOTARY
JAN 27 A 11:15
CLERK OF COURT
COLUMBIA COUNTY, PA

No.: 2016-CV-973

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

Federal National Mortgage Association

vs.

Debra J. Fronk

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:



Robert W. Williams, Esquire
Attorney for Plaintiff

Address:
310 N 2nd St
Catawissa, PA 17820

Where papers may be served.

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No.: 2016-CV-973 2017-ED-18

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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 N 2nd St, Catawissa, PA 17820
(see legal description attached)

NOTE: Description of property may be included in, or attached to the Writ.

AMOUNT DUE	\$ 43,874.70
INTEREST	
From 12/20/2016 to Date	\$
of Sale at \$7.21 per diem	
TOTAL DUE	\$
	\$

Dated: January 30, 2017

(SEAL)

Barbara W. Dunne ISS
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2016-CV-973

**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 N 2nd St
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.

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.

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

Being known as: 310 N 2nd St, Catawissa, PA 17820

Tax Parcel Number: 08-02-090-00-000

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973

2017-ED-18

AFFIDAVIT OF NON-MILITARY SERVICE

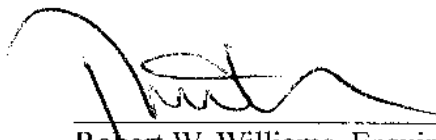
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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 does not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C § 3901 et seq.

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: 1/26/2017


Robert W. Williams, Esquire



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-2669

Birth Date:

Last Name: FRONKFirst Name: DEBRAMiddle Name: JActive Duty Status As Of: Jan-26-2017

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 individuals' 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, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973

2017-ED-18

AFFIDAVIT OF NON-MILITARY SERVICE

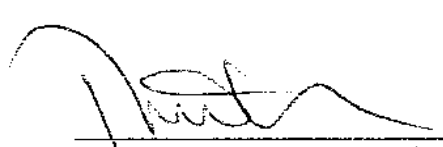
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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 does not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C § 3901 et seq.

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: 1/26/2017


Robert W. Williams, Esquire



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-2669

Birth Date:

Last Name: FRONKFirst Name: DEBRAMiddle Name: JActive Duty Status As Of: Jan-26-2017

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 individuals' 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

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

Federal National Mortgage Association,

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973 2017-ED-18

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: 1/26/2017


By: Robert W. Williams, Esquire
Attorney for Plaintiff

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

**Federal National Mortgage Association,
Plaintiff,**

Vs.

Debra J. Fronk,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973 2017-ED-18

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

TAKE NOTICE:

Your house (real estate) at 310 N 2nd St, Catawissa, PA 17820, is scheduled to be sold at sheriff's sale on April 5 2017 at 9:00 AM/PM in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$43,874.70 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, LLC 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 & Associates, LLC 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.

Columbia County Notice to Defend
Columbia County Bar Association
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

SHORT DESCRIPTION

DOCKET NO: 2016-CV-973 2017-ED-18

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

TAX PARCEL NO: 08-02-090-00-000

PROPERTY ADDRESS 310 N 2nd St
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: Columbia County Sheriff

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 dark ink, appearing to read 'R. Williams', is written over a horizontal line.

Robert W. Williams, Esquire
Attorney for Plaintiff

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 217612-1

**Federal National Mortgage Association,
Plaintiff,**

Vs.

**Debra J. Fronk
Defendant**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-973

2017-ED-18

**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 real property located at 310 N 2nd St, Catawissa, PA 17820:

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

Debra J. Fronk
310 N 2nd St
Catawissa, PA 17820

2. Name and address of the 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 N 2nd St
Catawissa, PA 17820

Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

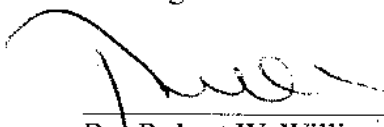
Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

Catawissa Borough
138 South Street
Catawissa, PA 17820

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: 1/26/2017


By, Robert W. Williams, Esquire
Attorney 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; one 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.

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

Being known as: 310 N 2nd St, Catawissa, PA 17820

Tax Parcel Number: 08-02-090-00-000

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA
*Also admitted in NJ

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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Mary L. Harbert-Bell*

Matthew C. Wald*

Robert W. Williams*

Bernadette Ince*

Roger Fay*

2501 Seaport Drive
Suite 210
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 217612-1

Columbia County 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 N 2nd St, Catawissa, PA 17820

Once posting 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,

James Scafide
Paralegal

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 N 2nd St
Catawissa, PA 17820
(Improvements erected thereon)

JUDGMENT AMOUNT: \$43,874.70

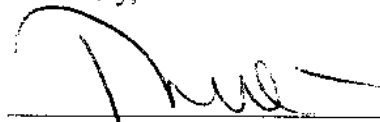
COLUMBIA COUNTY

No.: 2016-CV-973 *2017-ED-18*

The above captioned property is scheduled to be sold at Sheriff's Sale on *April 5th 2017* at *9:00* ~~AM~~ *PM* 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

Document Receipt				
Trans #	9846	Carrier / service:	USPS Server	First-Class Mail®
		1/30/2017 12:00:00 AM		
Ship to:				
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA		
DEPARTMENT 281230		Tracking #:	71901140006000097953	
		Doc Ref #:	2017ED18	
		Postage	5.1300	
HARRISBURG	PA	17128		

Document Receipt					
Trans #	9846	Carrier / service:	USPS Server	First-Class Mail®	1/30/2017 12:00:00 AM
Ship to					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:		71901140006000097953	
		Doc Ref #:		2017ED18	
		Postage		5.1300	
HARRISBURG	PA	17128			

Document Receipt

Trans #	9847	Carrier / service:	USPS Server	First-Class Mail®	1/30/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000097960

Doc Ref #: 2017ED18

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9847	Carrier / service:	USPS Server	First-Class Mail®	1/30/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000097960

Doc Ref #: 2017ED18

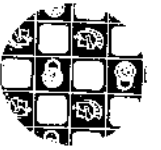
Postage 5.1300

HARRISBURG PA 17105

Document Receipt					
Trans #	9848	Carrier / service:	USPS Server	First-Class Mail®	1/30/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #: 71901140006000097977			
		Doc Ref #: 2017ED18			
		Postage 5.1300			
PHILADELPHIA	PA	19107-4214			

Winstead & Associates LLC
ATTORNEY BUSINESS ACCT

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



TD Bank
America's Most Convenient Bank®

55-136/312

17184

PAY TO THE
ORDER OF

Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100*****

January 19, 2017
\$ *****1,350.00

DOLLARS

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

MEMO
File: 217612, Debra J. Fronk

VOID

VOID AFTER 180 DAYS

⑈027184⑈ ⑆032201360⑆ 432252222⑈