Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC

DEBRA J FRONK

Case Number 2016CV973

PROPERTY ADDRESS

310 NORTH 2ND STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	СНК #	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)

Printed: 6/2/2017 12:28:37PM

Milstead & Associates LLC

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





55-136/312

June 05, 2017

PAY TO THE ORDER OF

Columbia County Sheriff

********382.72

DOLLARS

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

VOID AFTER 180 DAYS

MEMO

File: 217612, Debra J. Fronk

Shicki

ABAMBARAHMITAKEN MIBBARARI MATU METERPERA BARAHMARA OTAH BURAH PERANTUA CARAH MARIKATAN MENGERAKATAN MENGERAKA #023221# C031201360C

6322522221#

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. FAGES INCLUDING COVER:	
рнопе нимвек: 570-389-5624	SENDER'S REFERÊNCE 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 ORIGINIAL 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. Heitera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Ai-o admitted in PA #Also admitted in VID 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*

Maithew C Waldt*

Bernadette Irace*

Roger Fay*

2501 Seaport Drive Suile 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.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Plaintiff,

vs. No.: 2016-CV-973

Debra J. Fronk,

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

Defendant Pa.R.C.P. :

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 32, 2017

EXHIBIT "A"

IN THE COURT OF COMMON	N PLEAS OF COLUMBIA COUNTY
Federal National Mortgage Association,	_
Plaintiff,	No.: 2016-CV-973
Vs.	
Debra J. Fronk, Defendant	

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:

BY THE COURT:

15 Thomas A James Ja

EXHIBIT "B"

Court of Common Pleas Columbia County

Venue: Columbia

ederal National Mortgage Association Plaintiff	1	
5.	(AFFIDAVIT OF SERVICE
ebra J. Fronk Defendant	\(\)	DOCKET NO.: 2016-CV-973
erson to be served: ebra J. Fronk 0 N 2nd St atawissa, PA 17820-1214		
stead & Associates LLC E. Stow Road ariton, NJ 08053		
pers Served:		
rvice Data: Posted Successfully: Not Served: Date: 4/17/2017	Time: 4:15 PM	Attempts: 1
Delivered copy to him/her personally.	Name of F	Person Served and relationship / title:
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)	310 N 2	ace of Service: 2nd St asa, PA 17820-1214
nments or Remarks:		
•		
oscribed and sworn to before me, by the affiant who is personally own to me on this date of 4/24/17	Jeffrey I, competent ad litigation. I de foregoing is to	, was át the time of service a lult not having a direct interest in the eclare under penalty of perjury that the
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Eric M. Afflerbach, Notary Public Washington Township, Berks County My Commission Expires November 18, 2017 M&S Process 5	Jeffrey C Date: 4/2	okessy 1/17 ox 351, Moorestown, NJ 08057 (856) 291-09

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

REF: 217612 WO: P119254

EXHIBIT "C"

9414 7266 9904 2078 3810 24 D	Name of Addressee, Street, and Post-Office Address Debra J. Pronk 310 N 2 nd Street Catavissa, PA 17820 Debra J. Fronk 310 N 2 nd Street Catavissa, PA 17820	Insured Cortified Mail Postage Fee	Ham Mail	Charge	Mithout Postal Insurance Without Postal Insurance Act Insured Value (If Regis)	ital Insurance I		U.S. P.OSTAGI M	U.S. POSTAGE PATREY BOWES (1) 21P 08053 \$ 001.30 02.4N 000034476 APR 13.2017.
Total Number of Pleces Listed by Sender 2		POSTWASTER, PER (Name of redelving emp	R, PER elving en	(indexes)		The full declaration of value is recinternational registered mail. The nonnegotlable documents under reconstruction insurance 18 \$50,00 per occurrence. The ma Express Mail merchandise insura indemnity payable is \$25,000 per and \$500 for insured Mail. Speed Third- and Fourth-Class parcels.	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotlable documents under Express Mail document reconstruction insurance is \$50,000 per pieces 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 COD and \$500 for insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also	equired on all dhe maximum inc r Express Mail (.000 per plece s naximum Indem rance is \$500. or Registered Mi or Registered Mi	lomestic and demnity payable for document subject to a limit of nnity payable on The maximum all, \$500 for COD larges apply only to bry service also.

SALE SCHEDULED 6/7/2017

EXHIBIT "D"

NAME AND ADDRESS OF SENDER MISTEAD & ASSOCIATES 110	INDICATE TYPE OF MAIL	OF MAIL CHE	CHECK APPROP	CHECK APPROPIATE BLOCK FOR	POSTMARK AND DATE OF RECEIPT	ī.
1 East Stow Road			Trans.	Cognological Mail.	O Browning or recommendation	
Martton, NJ 08053		☐ COD☐☐ Certified Mail	<u></u>	☐ With Postal Ins	U.S. POSTAGE PHINEY BOWES	
Line Number of Article	Name of Addressee, Street, ลกd Post-Office Address	Postage Fee	e Handling Charge	Act, Insi Value va (If Regis.)	ZP 02 4W 5 003.72°	T
-	Federal National Mortgage Association (Plaintist Nerein) 14523 SW Millikan Way Suite 200 Beaverton, OR 97605				MIAN AND THE U. 2017.	
R	Housing Authority of the County of Columbia 37 West Main Street Bloomsburg, PA 17815				N AV	Τ
e.	Tenant/Occupani 310 N 2nd St Catawissa, PA 17820					Τ
7	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					7
ıo.	Southern Columbia Area Solvool District 800 Southern Drive Catawissa, PA 17820					
ဖ	Department of Revenite Bureau of Individual Taxos Inheritance Tax Division PO Box 280601 Harrisburg, PA, 17128-0601			:		
<u>i</u> '	Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815					
ಎ	Catawissa Borough 138 South Street Catriwissa, PA 17820					Т
6						т
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving employee)	PER Ing employee)	The 1 inter	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	т-
80	\sim	Á	\sim	\$50,0 Expri Inder and \$ Third Include	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 Insurad 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		REGISTERED, INS	sured, c.o.d., c	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL	PRESS MAIL	1

SALE SCHEDULED 4/5/17

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 www.milsteadlaw.com Andrew M. Lubin*

David H Lapow*

Mary L. Harbert-Bell*

Matthew C. Waidt*

Bemadette frace*

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: F

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,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Plaintiff,

vs.

No.: 2016-CV-878

Patricia A. Robinson, Defendant 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 Shcriff'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 32, 2017

EXHIBIT "A"

IN THE COURT OF COMMON	VPLEAS OF COLUMBIA COUNTY
Federal National Mortgage Association,	
Plaintiff,	No.: 2016-CV-878
Vs.	
Patricia A. Robinson, Defendant	

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 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:

st. Thomas A James, Jr.

EXHIBIT "B"

Court of Common Pleas Columbia County

Venue: Columbia

Federal National Mortgage Association	,
Plaintiff vs.	AFFIDAVIT OF SERVICE
Patricia A. Robinson	DOCKET NO.: 2016-CV-878
Defendant	
Person to be served: Patricia A. Robinson 138 E 8th St Bloomsburg, PA 17815-2704	
Attorney: Milstead & Associates LLC 1 E. Stow Road Mariton, 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.	Name of Person Served and relationship / title:
Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)	Actual Place of Service: 138 E 8th St
Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)	Bloomsburg, PA 17815-2704
Occurrents on Boundary	
Comments or Remarks:	
Server Data:	Jeffrey Clohessy
Subscribed and sworn to before me, by the affiant who is personally known to me on this date of 1/24//	I, , was at the time of service a competent adult not having a direct interest in the litigation. I declare under cenalty of perjury that the foregoing is true and portect.
	Test Leavy
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL	Jeffrey Clohewy
Eric M. Afflerbach, Notary Public	

Washington Township, Berks County

My Commission Expires November 18, 2017

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

REF: 216927 WO: P119256

EXHIBIT "C"

Line 1 94	Mariton, NJ 08053		Insured COD	Insured COD Certified Mail		Registered Mall: With Postal It	registered mail: ☐ With Postal Insuranc ☐ Without Postal Insur		TOO LOO LANGE	U.S. POSTAGE, MENNEY BOWES
1 94	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fae	Handling Charge	Act. Value (If Redis.)	Insured		21P 08053 02:4W 500034476	200 2 4 2 6 1 2 6 0 1 3 6 0 0 1 2 6 0 0 0 3 6 0 1 2 0
	9414 7266 9904 2078 3810 55	Patricla A. Robinson 138 B 8th Street Bicomsburg, PA 17815						10z 11		
2		Patricia A. Robinson 138 B 8th Street Bloomsburg, PA 17815					-			
65										
4										
ю										
85										
~		THE THE PERSON AND TH								
G)				1			:			
Total Num Sender	Total Number of Piecas Listed by Sender		(Name of receiving employee)	TER, PEF scelving e	mployee)		The full dec internations nonnegotial	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.	quired on all e maximum ir Express Mail	domestic and odernnity payable document
-	N	2					reconstruct \$50,000 pe Express Mr Indemnity p and \$500 fr	reconstruction insurance is \$50,000 per plece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mall merchandles 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	300 per plece aximum Inder ance is \$500. Registered M lal handling c Special deliv	subject to a limit nnity payable on The maximum Aaii, \$500 for COI charges apply only very service also

SALE SCHEDULED 6/7/2017

1 East Stow Road Marlton, NJ 08053	MILS) EAD & ASSOCIATES, ELC 1 East Stow Road Mariton, NJ 08063		Continued manning of the continued of th	Mail Aail		With Postal Ir	กรยูเรเตเอน เพละ.	mailing or for additional copies of this bill.	of this bill.
Fine .	Number of Article	Name of Addresses, Street, and Post-Office Address	Postage	Fee H	Handling Charge	Act. Value (If Regis.)	= 1	U.S. POSTAGE PITNEY BOWES LEADER PROPERTY PROPERTY LEADER PROPERTY	. Fee
-		Federal National Mortgage Association (Plaintiff hereitt) 14523 SW Millikan Way Suite 200 Barverton, OR 97005		.,				ZIP 08053 \$ 003.260 02.4M 0000344761FES. 07. 2017.	<u>L</u>
2		Tenant/Ocupant 138 B 8th St Bloomsburg, PA 17815					The Fig.		
6		Conumonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisbure, PA 17105					201,		
4		Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815							
က		Department of Revenue Burean of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601				i			:
မ		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		-		. :			
		Town of Bloomsburg 301 E, Second Street Town Hall Bloomsburg, PA 17815				į			
w m									
Total Nur Sender	Total Number of Pleces Listed by Sender		POSTWASTER, PER (Name of receiving employee)	ER, PER	oloyee)		The full declaration of ve	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for	nd syable for
				(nonnegotiable documents under reconstruction insurance is \$50,00 for occurrence. The ma Express Mail merchandise insurandemity payable is \$25,000 for langed and \$500 for Insured Mail. Specis Third- and Fourth-Class parcels. Includes special handling service.	nonnegotiable documents under Express Mall document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per poice subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mall merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mall, \$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.	a limit of nie on num or COD or COD oly only to a also

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.

Sincerety,

Cindy Bachman Superintendent

Catawissa Water Authority

Couly Eschway

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.

	$Q_{\mathcal{L}}$
Sworn and subscribed to before	re me this day of March 2017
	Harm M. Beach (Notary Public)
	ALL CONTROL OF MARKET AND STATE OF A STATE AND
	, 20, I hereby certify that the advertising and Sfor publishing the foregoing notice, and the

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,

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2016-CV-973

Plaintiff,

VS.

Debra J. Fronk,

Defendant

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

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

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)

ITIDGMENT 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 5" 2017 at 9:00 ampM 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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	310 NORTH SECOND STREET CATAWISSA PA 17820	FRONK DEBRAJ	「おきのない」を一種はな世界の大学の場合の「本事のなり」をあるのです。 マ	PHOME:570-854-2186	HOURS AT CATAWISSA BORD HALL: THE SDAY: 6: SUFFIL - 8PM, EXCEPT	Catawissa PA 17820	PAULA CLARK 138 SOUTH STREET	MAKE CHECKS PAYABLE TO:	CATAWISSA BORO
YOUR PAYMENT	Ē	;	A 1 1 2 2 2 3 1 1 4 4	The discount 5 pensity have been calculated for your convenience		FIRE TAX BORO RE	SINKING	DESCRIPTION	FOR: COLUMBIA County
Tota	PARCEL: 08 -02 -050-00,000 310 N SECOND ST	Penalty 10	CNTY	PAY THIS AMOUNT			13,492	ASSESSMENT	New Year
Land Buildings Total Assessmen	13 (2.090-0	5 N % %	` `	Ž	· 	5.67	11,286 .36	MILLS	
	0,000	2 % % %	TWP	242.03 April 50 If paid on or before		13.22	149.21 4.63	TESS DISCOUNT	DATE 03/01/201
13,462	: # - *	F 8		246.97 June 30 If peid on or before	.:	76.50	152.76	TAX AMOUNT DUE INCL PENAL	7
FILE COPY		to courdhouse on: January 1, 2018	This tax returned	7 271.67 June 30 If paid offer		14.84 84.15		PHOL PENALTY	BILL NO. 12316

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,

February 28, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

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

Affirmed and subscribed to before me this

28TH

day of

FEBRUARY

2017

Sarah Jane Klingama

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC Case Number 2016CV973 FRONK, DEBRA J SERVICE COVER SHEET Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: SALE DATE & TIME: 04/05/2017 AT 9:00 AM Notes: SHERIFF'S SALE BILL Final Service: Personally · Adult In Charge (Posted) Other Served: Name: (POSTING) Primary 310 NORTH 2ND STREET Adult In OH FLOUT DY Charge: Address: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate Date: 1001 Time: Address: Deputy: Mileage: Phone: Attorney / Originator; MILSTEAD & ASSOCIATES LLC Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

(POSTING)

2016CV973

310

NORTH 2ND STREET, CATAWISSA, PA

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC

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 DEBRAD

FRONK AT 229 KLINE ROAD, CATAWISSA, PA 17820,

SO ANSWERS.

T. CHAMBERLAIN, SHERIFF

February 10, 2017

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SAPAH JANE KUNGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT 4, 2023

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

χ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FEDERAL vs. FRONK, D	NATIONAL MORTGAGE ASSOC DEBRA J	Case Number 2016CV973	
Service De Category: Manner: Notes:		Expires:	Zone: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Serve To: Name: Primary Address: Phone:	DEBRA J FRONK 310 NORTH SECOND STREET CATAWISSA, PA 17820	Final Service: Served: Personally Adult In Charge: ALCO GREATERS	Adult In Charge · Posted · Other
Alternate Address: Phone:	DOB: 229 KLIKIE DER CATHWISSA FA 17820	Date: 8/8/17 Deputy: 4	Time: //OU
	Originator: MILSTEAD & ASSOCIATES LLC	Phone:	
Service At Date: Time: Mileage: Deputy: Service Ap 1. 6 2. 6 3.	13/17 2/1/17 0954 1350 4		
4. 5. 6.			RA SECOND

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	NATIONAL MORTGAGE ASSOC		Case Number	
vs. FRONK, D	EBRA J	2016CV973		
Service De	SERVICE CO	OVER SHEET		SOUTHERN
Category:	Real Estate Sale - Sale Notice	A CONTRACTOR OF THE STATE OF TH	Zone:	罗
Manner:	< Not Specified >	Expires:		
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS		COLUMBIA SC
Serve To:		Final Service:		2 01
Name:	SOUTHERN COLUMBIA SCHOOL DISTRICT	Served: Personally · Ad	dult In Charge · Posted · Other	န
Primary Address:	800 SOUTHERN DRIVE CATAWISSA, PA 17820	Adult In Charge: THESA	BEITCH	2016CV973
Phone:	DOB:	Relation: FCLET	ace to super	
Alternate Address:		Date: 2/7/17	Time: 1344	800
Phone:	A desired to the control of the cont	Deputy: 4	Mileage:	800 SOUTHERN
Attorney /	Originator:			픘
Name:	MILSTEAD & ASSOCIATES LLC	Phone:		
Service At	lempts:			DRIVE
Date:	1/3//17	And the state of t		•
Time:	11:15		The second secon	CATAWIS
Mileage:	The second secon			<u>₹</u>
Deputy:	7	· · · · · · · · · · · · · · · · · · ·	Processor - Construction - Construct	Š
Service At	tempt Notes:		Alleria (Common Common	SA. PA 17820
	on DAY, KIO ONE IN OFFICE			782
2.			"	Š
3.				_
4.				5
5.				χ̈́
6.				NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL vs. FRONK, D	NATIONAL MORTGAGE ASSOC DEBRA J		Case Number 2016CV973
	SE	RVICE COVER SHEE	T
Service De Category: Manner: Notes:	Real Estate Sale - Sale NoticeNot Specified >SALE DATE & TIME: 04/05/2017 /	<i>Expir</i> es: AT 9:00 AM	Zone: § Warrant:
Serve To:	PLAINTIFF NOTICE OF SHERIFF	F'S SALE AND DEBTOR'S RIGH	
Name:	OCCUPANT	· · · ·	ersonally · Adult In Charge · Posted · Other
Primary Address:	310 NORTH 2ND STREET CATAWISSA, PA 17820	Adult in Charge:	CALORY FROM
Phone:	DOB:	Relation:	Sex 1
Alternate Address:	209 KLINE LUM	. .	1/8/17 Time: //80
Phone:		782 Deputy:	✓ Mileage:
Attorney /	Originator;		
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
Service At	tempts:		
Date:	1/31/17		
Time:	0953		
Mileage:	the state of the s	***************************************	Francisco Communication Commun
Deputy:	4	The second secon	Andrew Commence of
Service At	tempt Notes:		
	OUT HOME 4/C	· · · · · · · · · · · · · · · · · · ·	The state of the s
2.	7000	<u>, </u>	· · · · · · · · · · · · · · · · · · ·
3.			-
4,			
5.			
6.		· · · · · · · · · · · · · · · · · · ·	

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

Date: 02/08/2017

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

COLUMBIA COUNTY SHERIFF

By:	Per:

Columbia County Sheriff
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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	NATIONAL MORTGAGE ASSOC		···	Case Number	
vs. FRONK, D	DEBRA J			2016CV973	
	SERVICE CO	OVER SHI	EET		
Service De	tails:	WARREST TO THE WARREST OF THE	## 		
Category:	Real Estate Sale - Sale Notice			Zone:	?
Manner:	< Not Specified >	Expires:		Warrant:	in v
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		····
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Ad	ult In Charge · Posted ·	Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:		E SALITER	
Phone:	DOB:	Relation:	CLEV	ZK.	
Alternate Address:		Date:	2/3/17	Time: //54	,
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	2000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	rang taun 1 - Amara in Januari -	7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Service Att	lempts:				
Date:					
Time:	with the second				
Mileage:				-tr	
Deputy:	The second secon			nomination of the second of th	POLICE OF STREET
Service Att	empt Notes:				
1.					
2.					
3.					
4.					
5.					
6.					

DOMESTIC RELATIONS OF

2016CV973

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	NATIONAL MORTG	AGE ASSOC		···	Caso	Number	_
vs. FRONK, D	DEBRA J					CV973	
		SERVICE	COVER SHE	ET	 -		_ c
Service De	etalis:		Control of the contro				©LUMBIA
Category	Real Estate Sale -	Sale Notice	• • •		Zone:	18	BIA
Manner:	< Not Specified >		Expires:		Warrant:	and the Market of the second	ç
Notes:	SALE DATE & TIME PLAINTIFF NOTICE	E: 04/05/2017 AT 9:00 E OF SHERIFF'S SALE	AM AND DEBTOR'S RIG	GHTS		:	COUNTY TAX C
Serve To:			Final Servic	The recoverage of the second			201
Name:	Columbia County	Tax Office		Personally Adu	ult In Charge	Posted Other	60
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult In Charge:	Eirensen	WHAT	ELICIET	2016CV973
Phone:	570-389-5649	DOB:	Relation:	CLECK			
Alternate Address:			Date:	2/3/17	Time:	1153	
Phone:			Deputy:	4	Mileage:		PO
Attorney /	Originator:						Ö
Name:	MILSTEAD & ASSO	CIATES LLC	Phone:				380,
Service At	tempts:						BOX 380, BLOOMSBURG,
Date:					20 10 10 10 10 10 10 10 10 10 10 10 10 10	A SAN SAN SAN SAN SAN SAN SAN SAN SAN SA	Š
Time:				· · · · · · · · · · · · · · · · · · ·		Control Control of the Control of th	SBU
Mileage:	Some an observe of the control of th		CONTROL OF COLUMN TO THE COLUM		e remain a consiste de la Consiste d La Consiste de la Consiste de		ଜୁ
Deputy:						The state of the s	PA
Service At	tempt Notes:						³A 17815
1.				A CONTROL OF THE CONT	action of the secondary of the	Se Ann Gard, and the Ann.	
2.			·				
3.							_
4.							ě
5.							NO EXPIRAT
6.							RA.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	. NATIONAL MORTGA: DEBRA J	JE ASSOC				e Number 16CV973	
•		SERVIC	CE COVER SHI	 FFT	·		
Service De	etails:	5 444 (**********************************				Carrier Carrier	
	Real Estate Sale - Sa				Zone:	10	
Manner:	< Not Specified >		Expires:	·	Warrant:	1. 0 -1.1	
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE	04/05/2017 AT 9:0 OF SHERIFF'S SAI	00 AM LE AND DEBTOR'S R	RIGHTS			
Serve To:	1 100		Final Servi	2 (2 C)			
Name:	Paula Clark	· ** 2.1.2	Served:	Personally A	dult In Charge	· Posted · Other	Γ.
Primary Address:	138 South Street Catawissa, PA 1782	0	Adult In Charge:	Right	Zi.		. :
Phone:	570-356-2189	DOB:	Relation:	TAX CO	MECTO		
Alternate Address:			Date:	1/3//17	Time:	13:10	
Phone:) 		Deputy:	4	Mileage:		:
Attorney /	Originator:						¥.4
Name:	MILSTEAD & ASSOC	JATES LLC	Phone:			100	•
i Marka a sa	tempts:						
<i>Service At</i>		and the second of the second o	The second control of	The state of the s	and a supplementation of the supplementation		· Milia
	roc Porton Control Control		1			į.	
Date:			The state of the s		The second secon		
Date: Time:			The same of the sa			CAN ARE CAMBRIDE MANAGEMENT	
Date: Time: Mileage:						CAN SECTION OF SECURITION OF SECTION OF SECURITION OF SECU	
Date: Time: Mileage: Deputy:							940
Date: Time: Mileage: Deputy: Service At	tempt Notes:						040 228
Date: Time: Mileage: Deputy: Service At	lempt Notes:						
Date: Time: Mileage: Deputy: Service At 1.	lempt Vet					The second secon	
Date: Time: Mileage: Deputy: Service Att 1. 2.	tempt Notes						
Date: Time: Mileage: Deputy:	tempt Notes:						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC Case Number VS. 2016CV973 FRONK, DEBRA J SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: SALE DATE & TIME: 04/05/2017 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: **CATAWISSA BOROUGH** Served: Personally · Adult In Charge · Posted · Other Primary **307 MAIN STREET** Adult in Address: Charge: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate Date: Address: Mileage: Deputy: Phone: Attorney / Originator: Sie ap. Name: MILSTEAD & ASSOCIATES LLC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

CATAWISSA BOROUGH

2016CV973

MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	NATIONAL MORTGAGE ASSOC	<u> </u>	·	Casa	Number
vs. FRONK, [DEBRA J				CV973
	SERVICE C	OVER SHE	EET		
Service De					
	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	DERTOR'S R	г		
	THE THOUSE OF SHERRIFT S SALE AND	DEBIONSIN	ЮПТО		
Serve To:		Final Service			10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Name:	HOUSING AUTHORITY OF COLUMBIA COU	Served:	Committee of the property of the	dult In Charge - F	Posted Other
Primary	700 SAWMILL ROAD	Adult In	- /	en e	
Address:	BLOOMSBURG, PA 17815	Charge:		r Madas.	K. F. Britania de la Companya de la Companya de la Companya de la Compa
Phone:	DOB:	Relation:	· Stra	JE KYMO	EXE 15
Alternate	. The second of	Date:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Time:	State of the
Address:				. *	/ 3 2/3
Phone:	a language di salah s	Deputy:	2	Mileage:	
Attorney /	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:		1	e de la companya de l La companya de la companya de
Service At	tempts:				
Date:		- Control of the Cont	yarah Agamara da Marina da Mari		ANT TO THE TOTAL PROPERTY OF THE PARTY OF TH
Time:				10.1	er en en entrement entremente et en en en en tradecione
Mileage:	**************************************				
Deputy:	The state of the s	oranamaal beeemmaa		e e e e e e e e e e e e e e e e e e e	nana mananda and manananan ara-ara-ar
Service At	lempt Notes:				
1.	The state of the s	***************************************	The investment of the control of the	and the control of th	an in the second of the second
2.		•	····	·	•
3.					
4.					
5.					
6.					

HOUSING AUTHORITY OF

2016CV97

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

Ad ID:

1097458

Description:

Sheriff Sale Debra Fronk

Run Dates: Class:

03/15/17 to 03/29/17

Agate Lines:

204

Blind Box:

Total Ad Cost **Amount Paid**

\$1,118.22

\$0.00

TIM CHAMBERLAIN - COLUM COUNTY SHER

Publication Press Enterprise

Account:

Name:

Company:

Telephone:

Address:

Start

03/15/1703/29/17

BLOOMSBURG, PA 17815

PO BOX 380

(570) 389-5622

Stop Inserts

\$1,118.22

Cost

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 Bloomshurg, County of Columbia, Commonwealth of

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 filling, unless exceptions are filled with the Sheriff's Office prior thereto.

All that certain lot of land, situate in the Borough of Catawissa, County of Columbia, Penn sylvania, bounded and described as follows, to wit:

Bounded on the west by Second Street; on the south by Lot of Harriet Chemington and May Levan, on the east by an alkey ten feet wide; on the north by an alkey, and being fifty feet wide on Second Street and extending in dopth 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, nonwey, 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 logal rights or estates otherwise created, transferred,

emarge, restrict or moduly any logal rights of estates difference chapted 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.

Boing 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 PARCÉL NUMBER: 08-02-090-000-000

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 In cash, certified check of cashier's check at time of sale, herivining 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 WITH-IN THE PRESCRIBED TIME PERIOD. If the successful bidder faults 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 take without a resear of the property, or to resert the property at the broken's task 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 egainst 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 es advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: MILSTEAD & ASSOCIATES LLC MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Shortf 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 failts 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 agiainst 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 conneciton 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 ED13

DATE RECEIVED 1-30- DOCKET AND INDEX 2	2017 014 CV 973
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	Х
COPY OF DESCRIPTION	×
WHEREABOUTS OF LKA	×
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>X</u> CK#_\7184
IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED
SALE DATE	Qual 5" TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD 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 praccipe 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

Commonwealth of Pennsylvania

Department of Welfare P.O. Box 2675

Harrisburg, PA 17105

Southern Columbia Area School District 800 Southern Drive

Catawissa, PA 17820

Department of Revenue

Bureau of Individual Taxes Inheritance Tax Division

PO Box 280601

Harrisburg, PA 17128-0601

Department of Domestic Relations Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

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.

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,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Vs.	No.: 2016-CV-973
Debra J. Fronk, Defendant	PRAECIPE FOR
Detelluant	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	\$

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

YAATOMONTE E SI :II A FS FAL FAI SURAN STRUGG TO AT AIGHT JOURG TO No.: 2016-CV-973

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Federal National Mortgage Association

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. No.: 2016-CV-973 PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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

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: Tailany 30, 3	<i></i>
----------------------	---------

(SEAL)

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 Forcelosure)

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,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Vs.	No.: 2016-CV-973 2017 - €D-18
Debra J. Fronk,	PRAECIPE FOR
Defendant	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: 26 027

Robert W. Williams, Esquire Attorney for Plaintiff

1 E. Stow Road Marlton, NJ 08053

YAATOMOTITE ...

ZI :II A FS MA TO.

MA AREA LANGUE ...

No.: 2016-CV-973

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Federal National Mortgage Association

2

Debra J. Fronk

WRIT OF EXECUTION (Mortgage Foreclosure)

Filed:

Robert W. Williams, Esquirc Attorney for Plaintiff

Address:

310 N 2nd St

Catawissa, PA 17820

Where papers may be served.

Federal National Mortgage Association, Plaintiff, Vs. No.: 2016-CV-973 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)

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

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,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Plaintiff.

Vs.

Debra J. Fronk,

No.: 2016-CV-973

2017-ED-18

Defendant

AFFIDAVIT OF NON-MILITARY SERVICE

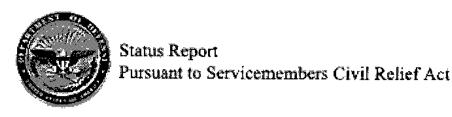
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the abovecaptioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- 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

Robert W. Williams, Esquire



SSN: XXX-XX-2669

Birth Date:

Last Name: FRONK First Name: DEBRA

Middle Name: J

Active Duty Status As Of: Jan-26-2017

	On Active Duty On Activ		
Active Duty Start Date	Active Duty Eng Date	Status	Service Component
NA NA	NA NA	No	NA
<u> </u>	This response reflects the individuals' active duty	status based on the Active Duty Status Date	

	Left Active Duty Within 367 D	ays of Active Duty Status Date	
Active Duly Start Date	Active Duty End Date	Status	Service Component
NA	i NA	No	NA NA
This response reflects where the incividual left active duty status within 367 days preceding the Active Duty Status Date			

	The Member or His/Her Unit Was Notified of a Futu	re Call-Up to Active Duty on Active Duty Status E	Date
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA NA	NA	No.	NA 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary M. Snavely-Dison

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,

COURT OF COMMON PLEAS COLUMBIA COUNTY

Plaintiff,

Vs.

Debra J. Fronk,

Defendant

No.: 2016-CV-973

2017-ED-18

AFFIDAVIT OF NON-MILITARY SERVICE

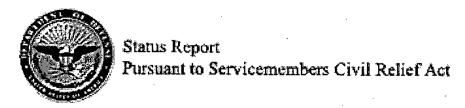
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the abovecaptioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- 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:

Robert W. Williams, Esquire



SSN: XXX-XX-2669

Birth Date:

Last Name: FRONK First Name: DEBRA

Middle Name: J

Active Duty Status As Of: Jan-26-2017

	On Active Duty On Acti	ve Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA 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	NA NA	No	NA NA
This response reflacts 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	e Call-Up to Active Duty on Active Duty Status Date	
Order Notification Start Date	Order Notification End Date	Status	Service Component
, NA	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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Diston

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,

COURT OF COMMON PLEAS COLUMBIA COUNTY

Plaintiff,

Vs.

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

Debra J. Fronk, CERTIFICATION

Defendant

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
- (X) 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.

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, COURT OF COMMON PLEAS COLUMBIA COUNTY

Vs.

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

Debra J. Fronk,

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT

Defendant

TO PA.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 <u>April 5 Dein</u> at <u>Ge</u> 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 piece 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.

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 20

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. Henera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also adapted in P4 CAlso admined in M16 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. Waldt*

Robert W. Williams#*

Bernadente Iraçe*

Roger Fay*

2501 Scaport Drive State 210 Chester, PA 19613 (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 Opil 5" 2017 at 9.00 AMPM 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

Print Your Documents Page 1 of 1

Document Receipt

Trans # 9846 Carrier / service: USPS Server First-Class Maik® 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 F	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 #:

Doc Ref#:

71901140006000097953

Postage

2017ED18 5.1300

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #1 71901140006000097960

Doc Ref#: 2017ED18 5.1300

Postage HARRISBURG PA 17105

Document Regi	eipt	
---------------	------	--

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

Ship to

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 71901140006000097960 Tracking #:

Doc Ref#: 2017ED18

Postage 5.1300

HARRISBURG PA 17105

Document	Receipt
----------	---------

Trans# 9848 Camer / 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

Milstead & Associates LLC
ATTORNEY BUSINESS ACCT

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



Columbia County Sheriff

January 19, 2017

₩ ******1,350.00

DOLLARS

environ entroperario (mp

File: 217612, Debra J. Fronk PO Box 380 Columbia County Courthouse Bloomsburg, PA 17815

Columbia County Sheriff

MEMO

VOID AFTER 189 DAYS

Š