

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

MTGLQ

VS DEBRA FRONK

NO. 51-2023 ED

NO. 975-2022 JD

DATE/TIME OF SALE: JANUARY 24, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3192,63

POUNDAGE – 2% OF BID \$ 63,85

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3256,48

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

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

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

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 3256,48

LESS DEPOSIT: \$ 2000,00

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

TOTAL DUE IN 8 DAYS \$ 1256,48

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff**  
MTGLQ INVESTORS L.P.

vs.

**Defendant**  
DEBRA J FRONK

**Attorney for the Plaintiff:**  
KML LAW GROUP P.C.  
701 MARKET STREET  
SUITE 5000  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, January 24, 2024  
**Writ of Execution No. :** 2022CV975  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 310 NORTH 2ND STREET, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,452.20
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00

Postponed to: 1/24/2024

**Total Sheriff Costs** \$2,255.20

## Municipal Costs

Other	\$820.68
Water	\$45.00

**Total Municipal Costs** \$865.68

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** \$71.75

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

Location of the real estate: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

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**Grand Total:**

**\$3,192.63**

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

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

(c) CountySuite Sheriff, Teleosoft, Inc.

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 268075	Invoice Date: 02/15/2024 3:46:48 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>DEED</b>	\$71.75	202401200 02/15/24 3:46:50 PM	CATAWISSA BORO
	Grantor - FRONK, DEBRA J			
	Grantee - MTGLQ INVESTORS L P			
	Consideration -	\$3,256.48		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	<u>\$71.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 9404 - SHERIFF OFFICE	<u>\$71.75</u>		
	<b>TOTAL PAYMENTS</b>	\$71.75		
	<b>AMOUNT DUE</b>	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

**KML LAW GROUP, P.C.**

Suite 5000 The Lits Building  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

02/07/2024

SHERIFF OF Columbia COUNTY  
Real Estate Division  
Sheriff's Office  
Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: MTGLQ Investors, L.P.  
vs. DEBRA J. FRONK  
**Sale Book/Writ No.:** /  
Docket Number: 2022-CV-975 / 2023 - ED - 51  
Sale Date: Wednesday, January 24, 2024  
Property Address: 310 North 2nd Street Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.

Please deed the property to:

MTGLQ Investors, L.P.

3501 Olympus Boulevard 5th FL, suite 5000 Dallas, TX 75019

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at [postsale@kmlawgroup.com](mailto:postsale@kmlawgroup.com) or fax to: 267-515-5649.** Please notify our office when the deed is recorded.

**KML LAW GROUP, P.C.**

Post Sale Department  
Phone: 215-627-1322  
Fax: 267-515-5649  
[postsale@kmlawgroup.com](mailto:postsale@kmlawgroup.com)

**Enclosed: (if applicable)**

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML # 221566

**REV-183**

Bureau of Individual Taxes  
Po Box 280603  
Harrisburg, Pa 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document  
02/07/2024

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) MTGLQ Investors, L.P.	Telephone Number
Mailing Address PO Box 380		Mailing Address 3501 Olympus Boulevard 5th FL, suite 5000	
City Bloomsburg	State PA	ZIP Code 17815	City Dallas
			State TX
			ZIP Code 75019

**SECTION II REAL ESTATE LOCATION**

Street Address 310 North 2nd Street	City, Township, Borough Catawissa, Borough of Catawissa
County Columbia	School District SOUTHERN COLUMBIA A
	Tax Parcel Number 08 02 09000

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 3,192.63	2. Other Consideration + 0.00	3. Total Consideration = 3,192.63
4. County Assessed Value 13,350.00	5. Common Level Ratio Factor x 6.25	6. Computed Value = 83,437.50

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 83,437.50	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name KML Law Group, P.C.	Telephone Number (215) 627-1322
Mailing Address 701 Market Street, Suite 5000. The Lits Building	City Philadelphia
	State PA
	ZIP Code 19106

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party  Date  
02/07/2024

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



**KML Law Group, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

MTGLQ Investors, L.P.

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

No. 2022-CV-975 / 2023 - ED - 51

**AFFIDAVIT OF SERVICE**

I hereby certify that on the date listed below, I caused to be served the Court Order dated relative to above captioned matter pursuant to Rule 440 by first class mail on the following parties:

DEBRA J. FRONK  
310 North 2Nd Street  
Catawissa, PA 17820

Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

DEBRA J. FRONK  
229 Kline Road  
Catawissa, PA 17820

I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

**KML LAW GROUP, P.C.**

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



- \_\_\_\_ Caitlin M. Donnelly Pa. ID 311403
- \_\_\_\_ J. Eric Kishbaugh Pa. ID 33078
- \_\_\_\_ Stephanie A. Walczak Pa. ID 320431
- \_\_\_\_ Geraldine M. Linn Pa. ID 83351
- \_\_\_\_ Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- \_\_\_\_ Kia House Pa. ID 321503
- \_\_\_\_ Sean M. Duffy Pa. ID 311495

Date: 1/24/2024



# KML LAW GROUP, P.C.

MICHAEL T. MCKEEVER\*  
LISA A. LEE\*  
BRIAN C. NICHOLAS\*

\*PA & NJ BAR

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19106-1532  
(215) 627-1322  
(866) 413-2311  
FAX (215) 627-7734

[www.KMLLawgroup.com](http://www.KMLLawgroup.com)

CAITLIN M. DONNELLY\*  
DENISE CARLON\*  
ERIC KISHBAUGH\*  
RICHARD ABEL  
STEPHANIE WALCZAK\*  
GERALDINE LINN  
DANIELLE DILEVA  
SEAN DUFFY  
KIA HOUSE

January 17, 2024

DEBRA J. FRONK  
310 North 2Nd Street  
Catawissa, PA 17820  
229 Kline Road  
Catawissa, PA 17820

**RE: MTGLQ Investors, L.P.  
vs. DEBRA J. FRONK  
Columbia County CCP, No. 2022-CV-975 / 2023 - ED - 51**

To all parties listed above:

Enclosed herewith please find Court Order dated December 14, 2024 relative to the above-referenced matter.

Please be guided accordingly.

**KML Law Group, P.C.**

By:



**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Brian C. Nicholas Pa. ID 317240  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_ Geraldine M. Linn Pa. ID 83351  
\_\_\_\_ Michael P. Farrington Pa. ID 329636  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Kia House Pa. ID 321503  
\_\_\_\_ Sean M. Duffy Pa. ID 311495

**Attorneys for Plaintiff**



# KML LAW GROUP, P.C.

MICHAEL T. MCKEEVER\*  
LISA A. LEE\*  
BRIAN C. NICHOLAS\*

\*PA & NJ BAR

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STEPHANIE WALCZAK\*  
GERALDINE LINN  
DANIELLE DILEVA  
SEAN DUFFY  
KIA HOUSE

January 17, 2024

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office

**RE: MTGLQ Investors, L.P.**  
**vs. DEBRA J. FRONK**  
**Columbia County CCP, No. 2022-CV-975 / 2023 - ED - 51**

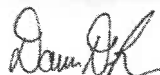
To :

Enclosed herewith please find Order dated December 14, 2024 reassessing damages to \$52,614.76 plus interest accruing as of \$7.23 through the sale date.

Please be guided accordingly.

**KML Law Group, P.C.**

By:



**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129  
 Lisa Lee Pa. ID 78020  
 Brian C. Nicholas Pa. ID 317240  
 Caitlin M. Donnelly Pa. ID 311403  
 J. Eric Kishbaugh Pa. ID 33078  
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 Geraldine M. Linn Pa. ID 83351  
 Michael P. Farrington Pa. ID 329636  
 Danielle DiLeva Pa. ID 328955  
 Kia House Pa. ID 321503  
 Sean M. Duffy Pa. ID 311495

**Attorneys for Plaintiff**



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

MTGLQ Investors, L.P.

Plaintiff

v.

DEBRA J. FRONK

Defendant(s)

ACTION OF MORTGAGE  
FORECLOSURE

No. 2022-CV-975

CLERK OF COURT  
COUNTY OF COLUMBIA, PA

2023 DEC 14 PM 2:42

FILED  
CLERK OF COURT

ORDER

AND NOW, this 14<sup>th</sup> day of DEC, 2023, upon consideration Plaintiff's Motion to Reassess Damages, and Defendant's response, if any, it is hereby,

ORDERED and DECREED that the motion is GRANTED and Damages are hereby Assessed to \$52,614.76, plus interest from December 08, 2023, at \$7.23, the *per diem rate*, escrow or other advances, and/or costs and fees as allowable under the note and mortgage through and including the Sheriff's Sale of the real property located at 310 North 2nd Street, Catawissa, PA 17820 or payment of the mortgage loan in full.

BY THE COURT:

Barbara E. Norton  
P.J.

Distribution list:

KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1532

DEBRA J. FRONK, 310 North 2Nd Street Catawissa, PA 17820

SHERIFF OF COLUMBIA COUNTY, Sheriff's Office, PO Box 380, Bloomsburg, PA 17815



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2022-CV-975 / 2023 - ED - 51

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
MTGLQ Investors, L.P.

**ATTORNEY FOR PLAINTIFF:**  
KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

Columbia C

S

221566

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

221566FC  
Sale Date: 01/24/2024  
\$44,087.36

**MTGLQ Investors, L.P.**

Plaintiff

vs.

**DEBRA J. FRONK**  
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975 / 2023 - ED - 51

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 01/09/2024

KML Law Group, P.C.

  
\_\_\_\_\_  
**Winter Dunn**  
Legal Assistant

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
DEBRA J FRONK

Case Number  
2022CV975

## SHERIFF'S RETURN OF SERVICE

08/15/2023 03:17 PM - DEPUTY JAMES DALTON, 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 THE DEFENDANT, TC WIT: DEBRA J FRONK AT 726 CATHERINE STREET, BLOOMSBURG, PA 17815.

JAMES DALTON, DEPUTY

SO ANSWERS,

Handwritten signature of Timothy T. Chamberlain in black ink.

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2023

### NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2023

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, inc.







**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**  
Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975 / 2023 - ED - 51

**AFFIDAVIT PURSUANT TO RULE 3129**

MTGLQ Investors, L.P.

, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2Nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2Nd Street  
Catawissa, PA 17820

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

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

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

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

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

HOUSING AUTHORITY OF THE COUNTY OF COLUMBIA  
37 West Main Street  
Bloomsburg, PA 17815

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

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

7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS  
310 North 2nd Street  
Catawissa, PA 17820

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

DATED: 01/09/2024

KML Law Group, P.C.

  
\_\_\_\_\_  
**Winter Dunn**  
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

For proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com)

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975 / 2023 - ED - 51

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

\_\_\_\_\_  
**KML LAW GROUP, P.C.**

\_\_\_\_\_  
Michael McKeever Pa. ID 56129

\_\_\_\_\_  
Lisa Lee Pa. ID 78020

\_\_\_\_\_  
Kristina G. Murtha ID 61858

\_\_\_\_\_  
Brian C. Nicholas Pa. ID 317240

\_\_\_\_\_  
Caitlin Donnelly Pa. ID 311403

\_\_\_\_\_  
Rebecca A. Solarz Pa. ID 315936

\_\_\_\_\_  
Nicholas J. Zabala Pa. ID 320737

\_\_\_\_\_  
Maria D. Miksich Pa. ID 319383

\_\_\_\_\_  
J. Eric Kishbaugh Pa. ID 33078

\_\_\_\_\_  
Stephanie A. Walczak Pa. ID 320431

\_\_\_\_\_  
Danielle M. DiLeva Pa. ID 328955

**Attorneys for Plaintiff**

**Finished Bulk Print**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
DEBRA J FRONK

Case Number  
2022CV975

## SHERIFF'S RETURN OF SERVICE

08/15/2023 03:17 PM - DEPUTY JAMES DALTON, 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 THE DEFENDANT, TC WIT: DEBRA J FRONK AT 726 CATHERINE STREET, BLOOMSBURG, PA 17815.

\_\_\_\_\_  
JAMES DALTON, DEPUTY

SO ANSWERS,

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

December 18, 2023

### NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2023

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

*Hutchinson*

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	81
<b>Manner:</b>	Personal	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	DEBRA J FRONK
<b>Primary Address:</b>	310 NORTH SECOND STREET CATAWISSA, PA 17820
<b>Phone:</b>	Bad <span style="float: right;">DOB:</span>
<b>Alternate Address:</b>	726 Catherine St
<b>Phone:</b>	Blommsburg, PA 17815

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Def		
<b>Date:</b>	8-15-23	<b>Time:</b>	1517
<b>Deputy:</b>	6 <del>6</del>	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>	8-15-23					
<b>Time:</b>	12:25					
<b>Mileage:</b>						
<b>Deputy:</b>	3 1	2	3	4	5	6

**Service Attempt Notes:**

1. tenant said def lives somewhere in Blommsburg.
2. Post office has no forwarding - ~~def~~
3. May come in today
- 4.
- 5.
- 6.

FRONK, DEBRA J

2022CV975

310 NORTH SECOND STREET, CATAWISSA, PA 17820 NO EXPIRATION



KML Law Group, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

MTGLQ Investors, L.P.

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

DEBRA J. FRONK  
Mortgagor(s) and Record Owner(s)  
310 North 2nd Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

SALE NO.

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for October 18, 2023 at 9:00 AM in the above matter has been continued until **January 24, 2024 at 9:00 AM.**

Date: 12/7/2023

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

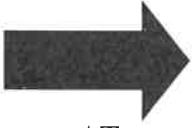
Stephanie A. Walczak Pa. ID 320431

Danielle M. DiLeva Pa. ID 328955

**Attorneys for Plaintiff**

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ MTGLQ Investors, L.P.		COURT NUMBER 2022-CV-975
DEFENDANT/S/ DEBRA J. FRONK		TYPE OF WRIT OR COMPLAINT Notice of Sale

<b>SERVE</b>    <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBRA J. FRONK
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 310 North 2Nd Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

\*\* PLEASE POST NOTICE OF SALE PER COURT ORDER \*\*

SIGNATURE OF ATTORNEY <p style="text-align: center; font-style: italic; font-weight: bold;">Michael T. McKeever</p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE September 15, 2023
--	---	----------------------------

ADDRESS OF ATTORNEY

KML Law Group, P.C.  
 Suite 5000 – Mellon Independence Center  
 701 Market Street  
 Philadelphia, PA 19106

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MTGLQ Investors, L.P.

Plaintiff

vs.

DEBRA J. FRONK

Defendant(s)

No. 2022-CV-975

**ORDER**

AND NOW, this 24<sup>th</sup> day of February 2023, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C. P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant(s), DEBRA J. FRONK have been unsuccessful, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant(s), DEBRA J. FRONK by posting a copy of the same upon the subject property, located at 310 North 2nd Street, Catawissa, PA 17820, and Plaintiff is directed to serve the Complaint by certified and regular mail to 310 North 2nd Street, Catawissa, PA, 17820, and by publication per

PA RCP 430(b)(1)

BY THE COURT:

13/ Mary E. Worton P.J.

Distribution List:

KML LAW GROUP, P.C. - Suite 5000, 701 Market Street, Philadelphia, PA 19106-1532

DEBRA J. FRONK - 310 North 2nd Street, Catawissa, PA 17820

DEBRA J. FRONK - 229 Kline Road, Catawissa, PA 17820

COUNTY OF COLUMBIA, PA

2023 FEB 24 PM 3 21

PLAINTIFF

**KML Law Group, P.C.**

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

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

Docket No. 2022-CV-975

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: FRONK, DEBRA J.  
**DEBRA J. FRONK**  
310 North 2nd Street  
Catawissa, PA 17820

Your house at 310 North 2nd Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Wednesday, October 18, 2023, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$44,087.36 obtained by MTGLQ Investors, L.P. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to MTGLQ Investors, L.P. , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 221566FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**Finished Bulk Print**

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**MTGLQ Investors, L.P.**

Plaintiff

vs.

**DEBRA J. FRONK**  
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

SALE NO.

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff’s Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

DEBRA J. FRONK, Defendant  
310 North 2Nd Street, Catawissa, PA 17820

SHERIFF OF COLUMBIA COUNTY  
Sheriff’s Office, PO Box 380, Bloomsburg, PA 17815  
*(via facsimile or e-mail)*

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
*(via e-filing, if applicable)*

12/13/2023

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

KML Law Group, P.C.

*Katalie Rowan*

\_\_\_\_ Kody Moreira  
\_\_\_\_ Andrijka Keller  
Legal Assistant

KML Law Group, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

MTGLQ Investors, L.P.

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**  
Mortgagor(s) and Record Owner(s)  
310 North 2nd Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

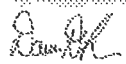
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By:   
\_\_\_\_\_  
KML LAW GROUP, P.C.  
\_\_\_\_\_  
Michael McKeever Pa. ID 56129  
\_\_\_\_\_  
Lisa Lee Pa. ID 78020  
\_\_\_\_\_  
Kristina G. Murtha ID 61858  
\_\_\_\_\_  
Brian C. Nicholas Pa. ID 317240  
\_\_\_\_\_  
Caitlin Donnelly Pa. ID 311403  
\_\_\_\_\_  
Rebecca A. Solarz Pa. ID 315936  
\_\_\_\_\_  
Nicholas J. Zabala Pa. ID 320737  
\_\_\_\_\_  
Maria D. Miksich Pa. ID 319383  
\_\_\_\_\_  
J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_\_  
Stephanie A. Walczak Pa. ID 320431  
 Danielle M. DiLeva Pa. ID 328955  
Attorneys for Plaintiff

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Ana Rodriguez 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, published on dates listed below, and 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.

Ad Text: FRONIK SALE  
Date(s) Published: 09/27/2023, 10/04/2023, 10/11/2023

The image for this advertisement is either on the back of this page or the next page.



Sworn and subscribed to before me this 25 day of October 20 23.



(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2025  
Commission number 1404114  
Member, Pennsylvania Association of Notaries

And now, \_\_\_\_\_, 20\_\_\_\_, I hereby certify that the advertising and publication charges amounting to \$\_\_\_\_\_ for publishing the foregoing notice and the fee for this affidavit have been paid in full.



**KML LAW GROUP, P.C.**  
ATTORNEYS AT LAW **Sale No.**

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

(215) 627-1322  
FAX (215) 825-6456  
PASALES@KMLLAWGROUP.COM

October 17, 2023

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: MTGLQ Investors, L.P.

vs.  
DEBRA J. FRONK  
No. 2022-CV-975  
KML File#: 221566FC

**Property Address: 310 North 2nd Street, Catawissa, PA 17820**  
**Sheriff's Sale Date: October 18, 2023**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 18, 2023 to January 24, 2024. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
PASALES@KMLLAWGROUP.COM

cc:  
DEBRA J. FRONK - 310 North 2Nd Street, Catawissa, PA 17820

## Timothy Chamberlain

---

**From:** catwatsec <catwatsec@ptd.net>  
**Sent:** Tuesday, October 17, 2023 2:28 PM  
**To:** Timothy Chamberlain  
**Cc:** Sarah Klingaman  
**Subject:** Re: Debra Fronk Sheriff Sale Reviced

Dear Sheriff Chamberlain,  
Debra Fronk has paid her water utility bill to the Catawissa Water Authority and now has a zero balance.

Could you please disregard the amount I emailed to you on October 12th.

Thank You.

RoseAnn

*RoseAnn Lukus*

*Secretary*

*570-356-2172*

*Catawissa Water Authority*

*P.O. Box 54*

*Catawissa, PA 17820*

---

**From:** catwatsec <catwatsec@ptd.net>  
**To:** Sheriff <Tchamberlain@columbiapa.org>  
**Cc:** sklingaman <sklingaman@columbiapa.org>  
**Date:** Thursday, 12 October 2023 10:14 AM EDT  
**Subject:** Debra Fronk Sheriff

Good Morning Sheriff Chamberlain,

Attached is the water utility amount owed to Catawissa Water Authority for Debra Fronk, 310 North 2nd St., Catawissa.

Thank You.

RoseAnn

*RoseAnn Lukus*

*Secretary*

*570-356-2172*

*Catawissa Water Authority*

*P.O. Box 54*

*Catawissa, PA 17820*

# Catawissa Borough

307 Main Street

Catawissa, PA 17820

Phone: (570) 356-2561

Fax: (570) 356-2794

# FAX

**To:** Columbia County Sheriff's Office

**From:** Catawissa Borough

**Fax:** 570.389.5625

**Pages:** 1

**Phone:** 570.389.5622

**Date:** 10/09/2023

**Re:** 310 N 2nd Street Catawissa

**cc:**

**The property located at 310 N. 2<sup>nd</sup> Street Catawissa; PA 17820 is scheduled for Sheriff Sale on 10/18/2023. There currently is a lien held on the property for unpaid utilities. The property owner Debra Fronk owes Catawissa Borough \$820.68 in utilities and lien fees. If you have any questions, you can reach me at 570.356.2561.**

Thank you,

**Connie M. Cole**

**Catawissa Borough Manager of Administration**

# Confidential

SHERIFF'S SALE COST SHEET

51-23  
20220909 975

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>438.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1452.20</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1702.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2266.95

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
DEBRA J FRONK

Case Number  
2022CV975

## SHERIFF'S RETURN OF SERVICE

09/08/2023 08:07 AM - DEPUTY MICHAEL TKACH, 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.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 08, 2023

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

### NOTARY

Affirmed and subscribed to before me this

8TH day of SEPTEMBER, 2023

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill      **Zone:** 51

**Manner:** < Not Specified >      **Expires:**      **Warrant:**

**Notes:** SALE DATE & TIME: 10/18/2023 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:** Posting

**Date:** 9/8/23      **Time:** 8:07

**Deputy:** 5      **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP P.C.      **Phone:** 1-215-825-6345

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

POSTING

2022CV975

310 NORTH 2ND STREET, CATAWISSA, PA 17820

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 08/17/23

Account:

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

Ad ID: 1273812  
Description: **Fronk, Debra Sale**  
Run Dates: **09/27/23 to 10/11/23**  
Class: **2**  
Agate Lines: **204**  
Blind Box:

**Total Ad Cost \$1,452.20**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/27/23	10/11/23	3	\$1,452.20

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022CV975

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, OCTOBER 18, 2023**  
**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.  
BEING KNOWN AS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08 02 09000

BENG THE SAME PREMISES WHICH THOMAS E. ANDREAS BY DEED DATED 1 1/15/1996 AND RECORDED 11/19/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 642 AT PAGE 0153, GRANTED AND CONVEYED UNTO DEBRA J. FRONK.

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

UPI / TAX PARCEL NUMBER: 08 02 09000

Seized and taken into execution to be sold as the property of DEBRA J. FRONK in suit of MTGLQ INVESTORS LP.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 08/15/2023

Fee: \$5.00

Cert. NO: 44671

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: 13,350  
Balances as of 08/15/2023

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BY 4/30/2023
		NO TAX CLAIM TAXES DUE					BALANCE
		TOTAL	\$0.00				\$0.00

By: Sheriff

Per: dh

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	310 NORTH 2ND STREET CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Lizette Velazquez		
<b>Relation:</b>	Tenant		
<b>Date:</b>	8-15-23	<b>Time:</b>	12:25
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT  
2022CV975  
310 NORTH 2ND STREET, CATAWISSA, PA 17820  
NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 51

**Manner:** < Not Specified > **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 10/18/2023 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** CATAWISSA WATER AUTHORITY

**Primary Address:** 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge Posted · Other

**Adult In Charge:** Roseann Lukes

**Relation:** Secretary

**Date:** 8-15-23 **Time:** 12:06

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP P.C. **Phone:** 1-215-825-6345

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA WATER AUTHORITY 2022CV975 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Connie Cole		
<b>Relation:</b>	Manager		
<b>Date:</b>	8-15-23	<b>Time:</b>	12:17
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2022CV975

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	Paula Clark		
<b>Primary Address:</b>	138 South Street Catawissa, PA 17820		
<b>Phone:</b>	570-356-2189	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	8-15-23	<b>Time:</b>	12:21
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLARK, PAULA  
2022CV975  
138 SOUTH STREET, CATAWISSA, PA 17820  
NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Cou		
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
<b>Phone:</b>		<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Michelle Santore		
<b>Relation:</b>	Intake Admin		
<b>Date:</b>	8/15/23	<b>Time:</b>	1356
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	KML LAW GROUP P.C.	<b>Phone:</b>	1-215-825-6345
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2022CV975 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Deb Hower		
<b>Relation:</b>	Clerk		
<b>Date:</b>	8/15/23	<b>Time:</b>	1354
<b>Deputy:</b>	8	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2022CV975

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MTGLQ INVESTORS L.P.  
vs.  
FRONK, DEBRA J

Case Number  
2022CV975

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	51
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; color: purple; font-style: italic; font-size: 1.2em;">Bank FNB</div>		

**Serve To:**

<b>Name:</b>	HOUSING AUTHORITY OF COLUMBIA COU
<b>Primary Address:</b>	37 WEST MAIN STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	not there
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HOUSING AUTHORITY OF ( 2022CV975 37 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

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

MTGLQ Investors, L.P.

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2022-CV-975

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2023 - EP - 51

**WRIT OF EXECUTION**

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

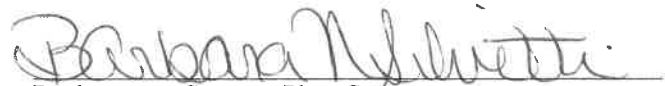
**PREMISES: 310 North 2nd Street, Catawissa, PA 17820**

AMOUNT DUE \$44,087.36

Interest From 08/10/2023  
to the Date of Sheriff's Sale  
*at per diem rate of \$7.23*

(Costs to be added)

Dated: 8/14/2023

  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy 

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024**

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas, TX 75019

Plaintiff  
vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

2023-ED-51

**AFFIDAVIT PURSUANT TO RULE 3129**

MTGLQ Investors, L.P.

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

310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

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

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

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

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

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

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 interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCUPIED  
310 North 2nd Street  
Catawissa, PA 17820

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

Date: 8/9/23



By: \_\_\_\_\_  
KML LAW GROUP, P.C.  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Brian C. Nicholas Pa. ID 317240  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
 Geraldine M. Linn Pa. ID 83351  
\_\_\_\_ Michael P. Farrington Pa. ID 329636  
\_\_\_\_ Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Kia House Pa. ID 321503  
\_\_\_\_ Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: August 15, 2023

Re: Sheriffs Sale Advertising Dates

MTGLO INVESTORS, L.P.  
VS.  
DEBRA J. FRONK

No. 975 of 2022 J.D. and No. 51 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      September 27<sup>th</sup> 2023

2<sup>nd</sup> Week      October 4<sup>th</sup> 2023

3<sup>rd</sup> Week      October 11<sup>th</sup> 2023

SALE DATE:    **October 18<sup>th</sup> 2023 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County



REAL ESTATE OUTLINE

ED # 2023 ED 51

DATE RECEIVED 8-14-2023  
DOCKET AND INDEX 2022-CV-975

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>—</u>	<i>emailed</i>
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>2,000.00</u>	<u>X</u>	CK# <u>971869</u>

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

SALE DATE Oct. 18<sup>th</sup> TIME 9:00am  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Sept. 27<sup>th</sup></u>
2 <sup>ND</sup> WEEK	<u>Oct. 4<sup>th</sup></u>
3 <sup>RD</sup> WEEK	<u>Oct. 11<sup>th</sup></u>

SHORT DESCRIPTION

DOCKET # 2022-CV-975

ALL THAT CERTAIN lot of land situate in Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 310 North 2nd Street, Catawissa, PA 17820

SOLD as the property of DEBRA J. FRONK

TAX PARCEL #08 02 09000

ATTORNEY: KML Law Group, P.C.

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff  
vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

2023 - ED - 51

**AFFIDAVIT PURSUANT TO RULE 3129**

MTGLQ Investors, L.P.

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

310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

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

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

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

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

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

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 interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCUPIED  
310 North 2nd Street  
Catawissa, PA 17820

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

Date: 8/9/23



By: \_\_\_\_\_  
KML LAW GROUP, P.C.  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Brian C. Nicholas Pa. ID 317240  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
 Geraldine M. Linn Pa. ID 83351  
\_\_\_\_ Michael P. Farrington Pa. ID 329636  
\_\_\_\_ Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Kia House Pa. ID 321503  
\_\_\_\_ Sean M. Duffy Pa. ID 311495

**Attorneys for Plaintiff**

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

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

Under and Subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

BEING KNOWN AS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08 02 09000

BEING THE SAME PREMISES WHICH THOMAS E. ANDREAS BY DEED DATED 11/15/1996 AND RECORDED 11/19/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 642 AT PAGE 0153, GRANTED AND CONVEYED UNTO DEBRA J. FRONK.



SHORT DESCRIPTION

DOCKET # 2022-CV-975

ALL THAT CERTAIN lot of land situate in Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 310 North 2nd Street, Catawissa, PA 17820

SOLD as the property of DEBRA J. FRONK

TAX PARCEL #08 02 09000

ATTORNEY: KML Law Group, P.C.

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.

BEING KNOWN AS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08 02 09000

BEING THE SAME PREMISES WHICH THOMAS E. ANDREAS BY DEED DATED 11/15/1996 AND RECORDED 11/19/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 642 AT PAGE 0153, GRANTED AND CONVEYED UNTO DEBRA J. FRONK.

# COLUMBIA COUNTY SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ MTGLQ Investors, L.P.		COURT NUMBER 2022-CV-975	
DEFENDANT/S/ DEBRA J. FRONK		TYPE OF WRIT OR COMPLAINT <b>NOTICE OF SALE/HANDBILL</b>	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE <b>DEBRA J. FRONK</b>		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) <b>310 North 2nd Street, Catawissa, PA 17820 (Borough of Catawissa)</b>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Samantha Moors</i>		TELEPHONE NUMBER (215) 627-1322	DATE August 9, 2023
ADDRESS OF ATTORNEY  KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MTGLQ Investors, L.P.

Plaintiff

vs.

NO. 2022-CV-975

DEBRA J. FRONK

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

DEBRA J. FRONK

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 8/9/23

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina G. Murtha ID 61858

\_\_\_\_ Brian C. Nicholas Pa. ID 317240

\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403

\_\_\_\_ Danielle M. DiLeva Pa. ID 328955

\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078

\_\_\_\_ Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351

\_\_\_\_ Michael P. Farrington Pa. ID 329636

**Attorneys for Plaintiff**



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]  
 Birth Date:  
 Last Name: FRONK  
 First Name: DEBRA  
 Middle Name:  
 Status As Of: Aug-09-2023  
 Certificate ID: KNF9N0FYNQJBZ9M

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

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

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

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

*Sam Yousefzadeh*

Sam Yousefzadeh, Acting Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]  
 Birth Date:  
 Last Name: FRONK  
 First Name: DEBRA  
 Middle Name: J  
 Status As Of: Aug-09-2023  
 Certificate ID: 2H0T8F1FXC8LBYD

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.

*Sam Yousefzadeh*

Sam Yousefzadeh, Acting Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022CV975

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, OCTOBER 18, 2023**  
**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.

BEING KNOWN AS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08 02 09000

BENG THE SAME PREMISES WHICH THOMAS E. ANDREAS BY DEED DATED 1 1/15/1996 AND RECORDED 11/19/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 642 AT PAGE 0153, GRANTED AND CONVEYED UNTO DEBRA J. FRONK.

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

UPI / TAX PARCEL NUMBER: 08 02 09000

---

Seized and taken into execution to be sold as the property of DEBRA J FRONK in suit of MTGLQ INVESTORS L.P..

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**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
KML LAW GROUP P.C.  
PHILADELPHIA, PA 1-215-825-6345

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
**COLUMBIA COUNTY, Pennsylvania**

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas, TX 75019

Plaintiff  
vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

2023 - ED - 51

**AFFIDAVIT PURSUANT TO RULE 3129**

MTGLQ Investors, L.P.

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

310 North 2nd Street  
Catawissa, PA 17820

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

DEBRA J. FRONK ✓  
310 North 2nd Street  
Catawissa, PA 17820

TWY

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

DEBRA J. FRONK  
310 North 2nd Street  
Catawissa, PA 17820

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

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

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

PA DEPARTMENT OF REVENUE ✓  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY ✓  
651 Boas Street  
Harrisburg, PA 17121

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

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 interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCUPIED  
310 North 2nd Street  
Catawissa, PA 17820

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

Date: 8/9/23



By: \_\_\_\_\_  
**KML LAW GROUP, P.C.**  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Brian C. Nicholas Pa. ID 317240  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
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\_\_\_\_ Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Kia House Pa. ID 321503  
\_\_\_\_ Sean M. Duffy Pa. ID 311495

**Attorneys for Plaintiff**

Document Receipt

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Trans #	19512	Carrier / service:	USPS Server	First-Class Mail®	8/15/2023 12:00:00 AM
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Ship to:

PA DEPT OF LABOR INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000189252

Doc Ref #: 2023ED51

Postage 5.8600

Document Receipt

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Trans # 19510 Carrier / service: USPS Server First-Class Mail® 8/15/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000189238

Doc Ref #: 2023ED51

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans # 19509 Carrier / service: USPS Server First-Class Mail® 8/15/2023 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000189221  
Doc Ref #: 2023ED51  
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

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Trans # 19508 Carrier / service: USPS Server First-Class Mail® 8/15/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000189214

Doc Ref #: 2023ED51

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans # 19507 Carrier / service: USPS Server First-Class Mail® 8/15/2023 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000189207

Doc Ref #: 2023ED51

Postage 5.8600

HARRISBURG PA 17105

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)  
(215) 627-1322  
Fax (215) 627-7734

August 9, 2023

RE: Docket # 2022-CV-975

**ATTENTION: Columbia County Sheriff**

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

***DEBRA J. FRONK***

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,  
Judgment Department  
KML LAW GROUP, P.C.  
Main - (215) 627-1322  
Fax - (215) 627-7734

**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**MTGLQ Investors, L.P.**

3501 Olympus Boulevard 5th FL, suite 5000  
Dallas , TX 75019

Plaintiff

vs.

**DEBRA J. FRONK**

Mortgagor(s) and Record Owner(s)  
310 North 2nd Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2022-CV-975

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.



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

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

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Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

**Attorneys for Plaintiff**

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

971869

August 09, 2023

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days

*[Signature]*

First Trust Bank  
23-7380/2360

**KMI LAW GROUP, P.C.** Attorney Business Accounts  
SUITE 5000  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1522 info@kmlawgroup.com

**Sheriff of Columbia County**  
Two Thousand And 00 / 100  
Sheriff of Columbia County  
Sheriff's Office PO Box 380  
Bloomhansburg, PA 17815



Memo FRONK, 221566FC

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