

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
JESSE C ZEISLOFT

Case Number  
2019CV720

PROPERTY ADDRESS  
354 EAST 7TH STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
11/04/2019	Advance Fee	Advance Fee	063537	\$0.00	\$1,350.00
11/04/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/04/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/04/2019	Crying Sale			\$10.00	\$0.00
11/04/2019	Docketing			\$15.00	\$0.00
11/04/2019	Levy			\$15.00	\$0.00
11/04/2019	Mailing Costs			\$114.00	\$0.00
11/04/2019	Posting Handbill			\$15.00	\$0.00
11/04/2019	Press Enterprise Inc.			\$1,929.65	\$0.00
11/04/2019	Sheriff Automation Fund			\$50.00	\$0.00
11/04/2019	Web Posting			\$100.00	\$0.00
12/23/2019	Service			\$360.00	\$0.00
12/23/2019	Service Mileage			\$6.00	\$0.00
12/23/2019	Copies			\$12.00	\$0.00
12/23/2019	Notary Fee			\$10.00	\$0.00
12/23/2019	Tax Claim Search			\$5.00	\$0.00
12/23/2019	Surcharge			\$370.00	\$0.00
01/27/2020	Continued or Cancelled Sale	Postponed to: 4/29/2020		\$10.00	\$0.00
				\$3,054.15	\$1,350.00
TOTAL BALANCE:				\$(1,704.15)	

# Barley Snyder LLC

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**ATTORNEYS AT LAW**

50 North Fifth Street 2nd Floor    Tel: 610-376-6651  
P.O. Box 942    Fax: 610-376-5243  
Reading, PA 19603

## Fax

Date: April 20, 2020

No. of Pages (including cover): 1

To: Columbia County Sheriff/Real Estate Sheriff Chamberlain	Fax No.: 570-389-5625
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From: Colleen	610-451-7588	cbrelje@barley.com
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Re: Fulton Bank, N.A. v. Jesse C. Zeisloft  
Columbia County Docket No. 2019-CV-720/No. 2019-ED-124

Please stay the sheriff's sale scheduled for May 27, 2020 in the above matter on property located at 354 E. 7<sup>th</sup> Street, Bloomsburg, Columbia County, Pennsylvania. Thanks!!

Colleen

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**IN THE EVENT OF A PROBLEM, PLEASE NOTIFY: Colleen Brelje at 610-451-7588**

*To ensure compliance with requirements imposed by the U.S. Internal Revenue Service in Circular 230, we inform you that any tax advice contained in this communication (including any attachment that does not explicitly state otherwise) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this communication.*

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message 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 immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank you.

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Barley Snyder LLC7789291

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Colleen K. Brelje, C.B.A., Pa.C.P.

Paralegal

50 North Fifth Street, 2nd Floor

Reading, PA 19601

T: 610-898-7166 | x2261 | F: 610-376-5243

Bio | [www.barley.com](http://www.barley.com)



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

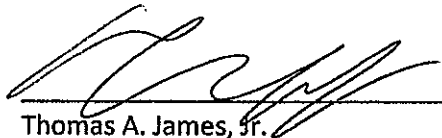
AND NOW, this 14 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

Emergency in this District on March 16, 2020 and such declaration being effective through

April 30, 2020 the following is ORDERED:

- A) All Sheriff sales scheduled for Wednesday April 29, 2020 are postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by regular United States mail.
- C) Within five business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- D) The Sheriff of Columbia County shall publish this Order on his official website.
- E) At the time of the originally scheduled sale on April 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- F) No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff.

BY THE COURT

 P.J.  
Thomas A. James, Jr.

FILED  
PROTHONOTARY  
2020 APR 14 A 10:59  
CLERK OF COURT  
COUNTY OF COLUMBIA

# Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.204.3647

April 14, 2020

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

RE: JESSE C. ZEISLOFT  
354 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815

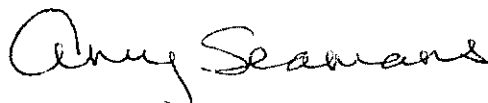
DOCKET NO. 2019-CV-720

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the Sheriff sale for the referenced property has been continued from January 29, 2020 to April 29, 2020. The Authority holds a claim against this property for unpaid sewer in the amount of \$163.00.

If you require any further information, please contact me at 570-784-5422, 2 or [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org).

Sincerely,



Amy Seamans

Billing and Collections Director

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12<sup>th</sup> Floor  
Harrisburg, PA 17101  
717.399.1562

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

v.

JESSE C. ZEISLOFT,

*Defendant*

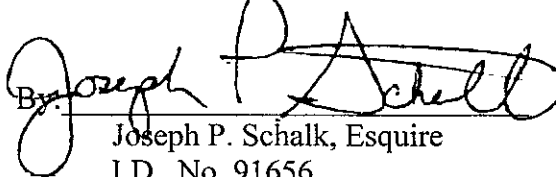
COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – MORTGAGE  
FORECLOSURE

No. 2019-CV-720

**NOTICE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for January 29, 2020 at 9:00 a.m. in the above-caption matter has been continued until April 29, 2020 at 9:00 a.m.

BARLEY SNYDER

By: 

Joseph P. Schalk, Esquire  
I.D. No. 91656  
Attorneys for Plaintiff,  
Fulton Bank, N.A.  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
(717) 399-1562

**BARLEY SNYDER**  
**Joseph P. Schalk, Esquire**  
**Court I.D. No. 91656**  
**213 Market Street, 12<sup>th</sup> Floor**  
**Harrisburg, PA 17101**  
**717.399.1562**

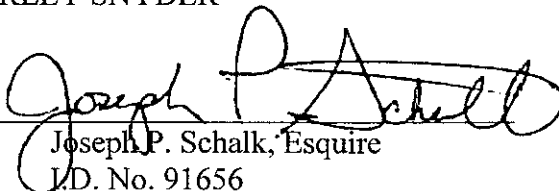
*Attorneys for Plaintiff*  
**Fulton Bank, N.A.**

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>    <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720
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**AFFIDAVIT OF SERVICE**

On this date, I filed with the Prothonotary of Columbia County and delivered to the Sheriff's Office of Columbia County, a copy of the Notice of Continued Sheriff's Sale in the above-captioned matter.

BARLEY SNYDER

By:   
Joseph P. Schalk, Esquire  
I.D. No. 91656  
Attorneys for Plaintiff,  
Fulton Bank, N.A.  
213 Market Street, 12<sup>th</sup> Floor  
Harrisburg, PA 17101  
(717) 399-1562

Date: April 6, 2020

**BARLEY SNYDER**  
**Joseph P. Schalk, Esquire**  
**Court I.D. No. 91656**  
**213 Market Street, 12<sup>th</sup> Floor**  
**Harrisburg, PA 17101**  
**717.399.1562**

*Attorneys for Plaintiff*  
*Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

v.

JESSE C. ZEISLOFT,

*Defendant*

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – MORTGAGE  
FORECLOSURE

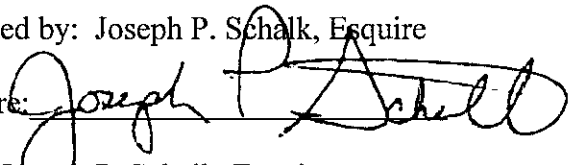
No. 2019-CV-720

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Joseph P. Schalk, Esquire

Signature:



Name: Joseph P. Schalk, Esquire

Attorney No.: 91656



# Barley Snyder

ATTORNEYS AT LAW

213 MARKET STREET, 12TH FLOOR  
HARRISBURG, PA 17101  
TEL (717) 231-6603 FAX (717) 344-5373  
WWW.BARLEY.COM

**Colleen K. Brelje, Paralegal**  
Direct Dial Number: 610.898.7166  
E-mail: cbrelje@barley.com

April 6, 2020

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: **Fulton Bank, N.A. v. Jesse C. Zeisloft**  
**No. 2019-CV-720**

To Whom It May Concern:

Enclosed please find an original Notice of Continued Sheriff's Sale that was faxed in for filing today in the above matter. A certificate of compliance is also attached to this filing.

If you have any questions, please give me a call at 610-451-7588

Very truly yours,

/s/ Colleen K. Brelje

Colleen Brelje, C.B.A., Pa.C.P.  
Certified Bankruptcy Assistant  
PA Certified Paralegal

CKB  
Enclosure  
cc: Columbia County Sheriff (w/Enclosures)

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36493

ZEISLOFT JESSE C  
354 E 7TH ST  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20151 -0275  
Location: 354 EAST SEVENTH STRE  
Parcel Id:05E-02 -220-00,000

Assessment: 21,043  
Balances as of 02/13/2020

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

**COLUMBIA COUNTY SHERIFF**

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

Per: \_\_\_\_\_

# Barley Snyder LLC

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ATTORNEYS AT LAW

50 North Fifth Street 2nd Floor    Tel: 610-376-6651  
P.O. Box 942    Fax: 610-376-5243  
Reading, PA 19603

## Fax

Date: January 27, 2020

No. of Pages (including cover): 1

To: Columbia County Sheriff/Real Estate Sheriff Chamberlain
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Fax No.: 570-389-5625
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From: Colleen
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610-829-6501
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cbrelje@barley.com
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Re: Fulton Bank, N.A. v. Jesse C. Zeisloft  
Columbia County Docket No. 2019-CV-720/No. 2019-ED-124

Please postpone the sheriff's sale scheduled in the above matter on property located at 354 E. 7<sup>th</sup> Street, Bloomsburg, Columbia County, Pennsylvania from January 29, 2020 to April 29, 2020. Thanks!!

Colleen

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**IN THE EVENT OF A PROBLEM, PLEASE NOTIFY: Colleen Brelje at 610-898-7166**

*To ensure compliance with requirements imposed by the U.S. Internal Revenue Service in Circular 230, we inform you that any tax advice contained in this communication (including any attachment that does not explicitly state otherwise) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this communication.*

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Barley Snyder LLC7637041

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Colleen K. Brelje, C.B.A., Pa.C.P.

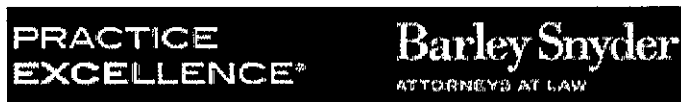
Paralegal

50 North Fifth Street, 2nd Floor

Reading, PA 19601

T: 610-898-7166 | x2261 | F: 610-376-5243

Bio | vCard | [www.barley.com](http://www.barley.com)



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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

**Plaintiff**  
FULTON BANK N.A.

vs.

**Defendant**  
JESSE C ZEISLOFT

**Attorney for the Plaintiff:**  
BARLEY SNYDER  
50 NORTH FIFTH STREET  
P.O. BOX 942  
READING, PA 19603

**Sheriff's Sale Date:** Wednesday, January 29, 2020

**Writ of Execution No. :** 2019CV720

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 354 EAST 7TH STREET, BLOOMSBURG, PA 17815

## 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	\$114.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,929.65
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$360.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$12.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$370.00

**Total Sheriff Costs** \$3,239.15

## Municipal Costs

Sewer \$538.00

**Total Municipal Costs** \$538.00

## Distribution Costs

Recording Fees \$71.75

**Total Distribution Costs** \$71.75

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**Grand Total:** \$3,848.90

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

## Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.204.3647

January 8, 2020

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

RE: JESSE C. ZEISLOFT  
354 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815

DOCKET NO. 2019-CV-720

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on January 29, 2020. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$538.00**.

If you require any further information, please contact me at 570-784-5422, 2 or [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org).

Sincerely,



Amy Seamans  
Billing and Collections Director

# SHERIFF'S SALE COST SHEET

91-720

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>360.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>114.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>12.00</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>674.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ _____	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ _____

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>370.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 1381.25

[illegible]1043  
1183142



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FULTON BANK N.A.  
vs.  
JESSE C ZEISLOFT

Case Number  
2019CV720

## SHERIFF'S RETURN OF SERVICE

12/02/2019 12:47 PM - DEPUTY MICHAEL BEYER, 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 354 EAST 7TH STREET, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

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

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019

*Sarah Jane Klingaman*

Plaintiff Attorney: BARLEY SNYDER, 50 NORTH FIFTH STREET, P.O. BOX 942, READING, PA 19603

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/29/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 354 EAST 7TH STREET  
BLOOMSBURG, PA 17815

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

12-2-19

**Time:**

12:47

**Deputy:**

5

**Mileage:**

**Attorney / Originator:**

**Name:** BARLEY SNYDER

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

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

(POSTING)

2019CV720

354 EAST 7TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FULTON BANK N.A.  
vs.  
JESSE C ZEISLOFT

Case Number  
2019CV720

## SHERIFF'S RETURN OF SERVICE

11/18/2019 09:36 AM - DEPUTY JESSICA SURKIN, 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, TO WIT: JESSE C ZEISLOFT AT 49 DOVE LANE, MILLVILLE, PA 17846.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


November 20, 2019

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

NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 2019



Plaintiff: Anthony BARLEY, SINDLER & SINDLER, P.C. BOX 842, READING, PA 19603

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	JESSE C ZEISLOFT
<b>Primary Address:</b>	49 DOVE LANE MILLVILLE, PA 17846
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	354 EAST 7TH STREET BLOOMSBURG, PA 17815
<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>	11/18/19
<b>Time:</b>	09:36a
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
----------------------------	---------------

### Service Attempts:

<b>Date:</b>	11/8/19	11/13/19				
<b>Time:</b>	12:56p	1:30p				
<b>Mileage:</b>						
<b>Deputy:</b>	8	8	8	8	8	8

### Service Attempt Notes:

1. 4c
2. NO one home
- 3.
- 4.
- 5.
- 6.

ZEISLOFT, JESSE C

2019CV720

49 DOVE LANE, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	THE FIRST NATIONAL BANK OF BERWICK
<b>Primary Address:</b>	111 WEST FRONT STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<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>	Leeann Vello
<b>Relation:</b>	Reception
<b>Date:</b>	11/8/19
<b>Time:</b>	13:46
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
----------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

THE FIRST NATIONAL BAN

2019CV720

111 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <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>	HALLOX
<b>Relation:</b>	
<b>Date:</b>	11/6/19
<b>Time:</b>	0913
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

WARD, MARY F.

2019CV720

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 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>	SHERRY EVANS
<b>Relation:</b>	CLERK
<b>Date:</b>	11/6/19
<b>Time:</b>	1452
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV720

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<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>	SUELLY FETNER
<b>Relation:</b>	CLERK
<b>Date:</b>	11/6/19
<b>Time:</b>	1448
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV720 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	354 EAST 7TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	VACANT
<b>Relation:</b>	
<b>Date:</b>	1/16/19
<b>Time:</b>	1002
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
----------------------------	---------------

### 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

2019CV720

354 EAST 7TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FULTON BANK N.A.  
vs.  
ZEISLOFT, JESSE C

Case Number  
2019CV720

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	PA CHILD SUPPORT PROGRAM
<b>Primary Address:</b>	11 WEST MAIN STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	25 S FRONT STREET HARRISBURG, PA 17101
<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>Deputy:</b>	
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BARLEY SNYDER	<b>Phone:</b>
----------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

PA CHILD SUPPORT PROG

2019CV720

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,	<i>Plaintiff</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE
v.		
JESSE C. ZEISLOFT,	<i>Defendant</i>	No. 2019-CV-720 <b>2019-ED-124</b>

**NOTICE OF SHERIFF'S SALE**

TO: All Parties in Interest and Claimants

OWNER(S): Jesse C. Zeisloft

PROPERTY: 354 E. 7th Street  
Bloomsburg, Pennsylvania 17815

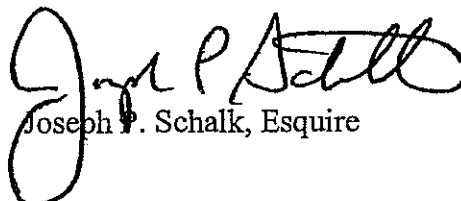
COUNTY: Columbia

The above-captioned property is scheduled to be sold at the Sheriff's Sale on Jan. 29 2020 at 9:00 am, at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, Pennsylvania. Our records indicate that you may hold a mortgage or judgment on the property which may 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 thereto within 10 days after the filing of the schedule.

Sincerely,

BARLEY SNYDER

  
Joseph P. Schalk, Esquire

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

v.

JESSE C. ZEISLOFT,

*Defendant*

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – MORTGAGE  
FORECLOSURE

No. 2019-CV-720

2019-ED-124

**WRIT OF EXECUTION (MONEY JUDGMENT)**

(Pa. R.C.P. 3101 to 3149 and 3252)

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA  
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

To satisfy the judgment, interest and cost against Jesse C. Zeisloft, defendant.

- (1) You are directed to levy upon the property of the defendant and to sell his interest therein;  
354 E. 7th Street, Bloomsburg, Columbia County, Pennsylvania.
- (2) You are directed also to attach the property of the \_\_\_\_\_ not levied upon in  
the possession of \_\_\_\_\_, as garnishee and to notify the garnishee
  - (a) that an attachment has been issued; and



ALL THAT CERTAIN messuage and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar; thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTY-FOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.

CONTAINING 5,183 square feet in all.

SAID PARCEL being designated at Parcel #1 from a survey draft of Thomas A. Bafle, P.E., Bafle, James and Associates, dated March 24, 1995, and recorded in Map Book 7, Page 768 on June 5, 1995. Municipally known as 354 East Seventh Street, Bloomsburg, Pennsylvania. Tax Parcel No. 05E-02-22000

TOGETHER with a utility easement ten (10) feet in width as shown on the survey draft of Thomas A. Bafle, Bafle, James & Associates, dated March 24, 1995, over and in the lands designated as Parcel #2 on said survey draft for the sole and exclusive purposes of providing and maintaining sewer/water service from Peach Avenue to that land herein devised and designated as Parcel #1 on said survey, with liberty from time to time, with workmen, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making full compensation for all damages done to the surface of said lands subject to the easement.

UNDER AND SUBJECT to that utility easement ten (10) feet in width, as shown on the survey draft of Thomas A. Bafle, Bafle, James & Associates, dated March 24, 1995, extending from State Route 1004 (Seventh Street) in Bloomsburg over and through the lands herein conveyed and designated as Parcel #1 for the sole and exclusive purposes of providing and maintaining sewer/water service to Parcel #2, as shown on said survey draft, with liberty subject to the right of the owner of Parcel #2, their heirs, successors and assigns, from time to time, with workman, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making to the Grantors, their heirs, successors and assigns, full compensation for all damages done to the surface of said lands subject to the easement.

BEING the same premises which Robert Taylor Rowan and Abby Loren Rowan, husband and wife, by their deed dated December 11, 2015 and recorded December 23, 2015 in Office for the Recording of Deeds in and for Columbia County as Instrument Number 20150275, granted and conveyed unto Jesse C. Zeisloft.

PARCEL NO. 05E-02-22000

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: Nov. 1<sup>st</sup> 2019

Re: Sheriff's Sale Advertising Dates

Fulton  
Bank vs. Jesse C. Zeisloft

No. 124 of 2019 E.D. and No. 720 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week Jan. 8

2<sup>nd</sup> Week Jan. 15

3<sup>rd</sup> Week Jan. 22

SALE DATE: Jan. 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County



ALL THAT CERTAIN messuage and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar; thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTY-FOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.

CONTAINING 5,183 square feet in all.

SAID PARCEL being designated at Parcel #1 from a survey draft of Thomas A. Bafile, P.E., Bafile, James and Associates, dated March 24, 1995, and recorded in Map Book 7, Page 768 on June 5, 1995. Municipally known as 354 East Seventh Street, Bloomsburg, Pennsylvania. Tax Parcel No. 05E-02-22000

TOGETHER with a utility easement ten (10) feet in width as shown on the survey draft of Thomas A. Bafile, Bafile, James & Associates, dated March 24, 1995, over and in the lands designated as Parcel #2 on said survey draft for the sole and exclusive purposes of providing and maintaining sewer/water service from Peach Avenue to that land herein devised and designated as Parcel #1 on said survey, with liberty from time to time, with workmen, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making full compensation for all damages done to the surface of said lands subject to the easement.

UNDER AND SUBJECT to that utility easement ten (10) feet in width, as shown on the survey draft of Thomas A. Bafile, Bafile, James & Associates, dated March 24, 1995, extending from State Route 1004 (Seventh Street) in Bloomsburg over and through the lands herein conveyed and designated as Parcel #1 for the sole and exclusive purposes of providing and maintaining sewer/water service to Parcel #2, as shown on said survey draft, with liberty subject to the right of the owner of Parcel #2, their heirs, successors and assigns, from time to time, with workman, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making to the Grantors, their heirs, successors and assigns, full compensation for all damages done to the surface of said lands subject to the easement.

BEING the same premises which Robert Taylor Rowan and Abby Loren Rowan, husband and wife, by their deed dated December 11, 2015 and recorded December 23, 2015 in Office for the Recording of Deeds in and for Columbia County as Instrument Number 20150275, granted and conveyed unto Jesse C. Zeisloft.

PARCEL NO. 05E-02-22000

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

v.

JESSE C. ZEISLOFT,

*Defendant*

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – MORTGAGE  
FORECLOSURE

No. 2019-CV-720

2019-ED-124

**WRIT OF EXECUTION (MONEY JUDGMENT)**

(Pa. R.C.P. 3101 to 3149 and 3252)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA  
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost against Jesse C. Zeisloft, defendant.

- (1) You are directed to levy upon the property of the defendant and to sell his interest therein;  
354 E. 7th Street, Bloomsburg, Columbia County, Pennsylvania.
- (2) You are directed also to attach the property of the \_\_\_\_\_ not levied upon in  
the possession of \_\_\_\_\_, as garnishee and to notify the garnishee
  - (a) that an attachment has been issued; and

(b) that the garnishee is enjoined from paying any debt to or for the account of the defendant and from delivering any property of the defendant or otherwise disposing thereof.

(3) If property of the \_\_\_\_\_ not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee, you are directed to notify \_\_\_\_\_ that \_\_\_\_\_ has been added as a garnishee and is enjoined as above stated.

<input checked="" type="checkbox"/> Affidavit of Non-Military Service Filed.	Principal	\$	74,703.96
Dated: _____	Interest to May 17, 2019	\$	1,625.05
	Late Charges	\$	112.92
	Positive Escrow Balance	\$	(65.30)
	Mortgage Insurance Fees	\$	116.96
	Paid Taxes	\$	592.30
	Property Inspection Fees	\$	240.44

Joseph P. Schalk, Esquire  
Attorneys for Plaintiff  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231-6603

Prothy. Costs	\$	_____
Sheriff's Costs	\$	_____

Prothonotary, Court of Common Pleas  
Of Columbia County, Pennsylvania

(SEAL) 10/28/2019

By: Barbara N. Jurek /SS  
Deputy Prothonotary  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

ALL THAT CERTAIN message and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar; thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTY-FOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.

CONTAINING 5,183 square feet in all.

SAID PARCEL being designated at Parcel #1 from a survey draft of Thomas A. Bafle, P.E., Bafle, James and Associates, dated March 24, 1995, and recorded in Map Book 7, Page 768 on June 5, 1995. Municipally known as 354 East Seventh Street, Bloomsburg, Pennsylvania. Tax Parcel No. 05E-02-22000

TOGETHER with a utility easement ten (10) feet in width as shown on the survey draft of Thomas A. Bafle, Bafle, James & Associates, dated March 24, 1995, over and in the lands designated as Parcel #2 on said survey draft for the sole and exclusive purposes of providing and maintaining sewer/water service from Peach Avenue to that land herein devised and designated as Parcel #1 on said survey, with liberty from time to time, with workmen, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making full compensation for all damages done to the surface of said lands subject to the easement.

UNDER AND SUBJECT to that utility easement ten (10) feet in width, as shown on the survey draft of Thomas A. Bafle, Bafle, James & Associates, dated March 24, 1995, extending from State Route 1004 (Seventh Street) in Bloomsburg over and through the lands herein convened and designated as Parcel #1 for the sole and exclusive purposes of providing and maintaining sewer/water service to Parcel #2, as shown on said survey draft, with liberty subject to the right of the owner of Parcel #2, their heirs, successors and assigns, from time to time, with workman, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making to the Grantors, their heirs, successors and assigns, full compensation for all damages done to the surface of said lands subject to the easement.

BEING the same premises which Robert Taylor Rowan and Abby Loren Rowan, husband and wife, by their deed dated December 11, 2015 and recorded December 23, 2015 in Office for the Recording of Deeds in and for Columbia County as Instrument Number 20150275, granted and conveyed unto Jesse C. Zeisloft.

PARCEL NO. 05E-02-22000

Zeisler

05E-02-22000

REAL ESTATE OUTLINE

ED # 2019 ED124

DATE RECEIVED 10-25-19  
DOCKET AND INDEX 2019 CV 720

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>	- email 10/29/19
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>063537</u>

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

SALE DATE Jan 29 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Jan 8</u>
	2 <sup>ND</sup> WEEK	<u>Jan 15</u>
	3 <sup>RD</sup> WEEK	<u>Jan 22</u>

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV720

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

**WEDNESDAY, JANUARY 29, 2020**  
**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 messuage and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar, thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTYFOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.  
CONTAINING 5,183 square feet in all.  
SAID PARCEL being designated at Parcel #1 from a survey draft of Thomas A. Baffle, P.E., Baffle, James and Associates, dated March 24, 1995, and recorded in Map Book 7, Page 768 on June 5, 1995. Municipally laionw as 354 East Seventh Street, Bloomsburg, Pennsylvania. Tax Parcel No. 05E-02-22000  
TOGETHER with a utility easement ten (10) feet in width as shown on the survey draft of Thomas A. Baffle, Baffle, James & Associates, dated March 24, 1995, over and in the lands designated as Parcel #2 on said survey draft for the sole and exclusive purposes of providing and maintaining sewer/water service from Peach Avenue to that land herein devised and designated as Parcel #1 on said survey, with liberty from time to time, with workmen, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making full compensation for all damages done to the surface of said lands subject to the easement.  
UNDER AND SUBJECT to that utility easement ten (10) feet in width, as shown on the survey draft of Thomas A. Baffle, Baffle, James & Associates, dated March 24, 1995, extending from State Route 1004 (Seventh Street) in Bloomsburg over and through the lands herein convened and designated as Parcel #1 for the sole and exclusive purposes of providing and maintaining sewer/water service to Parcel #2, as shown on said survey draft, with liberty subject to the right of the owner of Parcel #2, their heirs, successors and assigns, from time to time, with worla-nan, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making to the Grantors, their heirs, successors and assigns, full compensation for all damages done to the surface of said lands subject to the easement.  
7455270.  
BEING the same premises which Robert Taylor Rowan and Abby Loren Rowan, husband and wife, by their deed dated December 1 1, 2015 and recorded December 23, 2015 in Office for the Recording of Deeds in and for Columbia County as Instrument Number 20150275, granted and conveyed unto Jesse C. Zeisloft. PARCEL NO. 05E-02-22000  
PROPERTY ADDRESS: 354 EAST 7TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05E-02-22000

**Seized and taken into execution to be sold as the property of JESSE C ZEISLOFT in suit of FULTON BANK N.A..**

---



**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:  
BARLEY SNYDER  
READING, PA

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

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>    <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720 <i>2019-ED-124</i>
--	--	--

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Fulton Bank, N.A., plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 354 E. 7th Street, Bloomsburg, Columbia County, Pennsylvania 17815.

- (1) Name and address of owner(s) or reputed owner(s):

Jesse C. Zeisloft  
49 Dove Lane  
Millville, Pennsylvania 17846

- (2) Name and address of defendant(s) in the judgment:

Jesse C. Zeisloft  
49 Dove Lane  
Millville, Pennsylvania 17846

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

Discover Bank  
c/o Weltman, Weinberg & Reis Co., LPA  
1400 Koppers Building  
436 7th Avenue  
Pittsburgh, PA 15219

CitiMortgage, Inc.  
1000 Technology Drive  
Mail Station  
O'Fallon, MO 63368-2240

Fannie Mae  
P.O. Box 650043  
Dallas, TX 75265-0043

North Star Capital Acquisition, LLC  
c/o Edward Stock, Esquire  
804 West Avenue  
Jenkintown, PA 19046

LVNV Funding, LLC  
c/o Edwin A. Abrahamsen & Associates  
120 North Keyser Avenue  
Scranton, PA 18504

Fulton Bank, N.A.  
One Penn Square  
P.O. Box 4887  
Lancaster, PA 17604

- (4) Name and address of the last recorded holder of every mortgage of record:

Fulton Bank, N.A.  
One Penn Square  
P.O. Box 4887  
Lancaster, PA 17604

MERS as a nominee for The First National Bank of Berwick  
P.O. Box 2026  
Flint, MI 48501-2026¶

The First National Bank of Berwick  
111 West Front Street  
Berwick, PA 18603

CitiMortgage, Inc.  
1000 Technology Drive  
O'Fallon, MO 63368-2240

MERS as Nominee for Quicken Loans, Inc.  
P.O. Box 2026  
Flint, MI 48501-2026

Quicken Loans, Inc.  
20555 Victor Parkway  
Livonia, MI 48152

MERS as nominee for FNB Bank, N.A.  
P.O. Box 2026  
Flint, MI 48501-2026

FNB Bank, N.A.  
354 Mill Street  
Danville, PA 17821

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

None known to Plaintiff at this time.

- (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 to Plaintiff at this time.

- (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:

Commonwealth of Pennsylvania  
Dept. of Revenue  
Bureau of Compliance  
7th Floor  
Strawberry Square  
Harrisburg, PA 17128-0101

Internal Revenue Service  
Wm. S. Moorhead Federal Building  
Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

Internal Revenue Service  
600 Arch Street  
Room 3259  
Philadelphia, PA 19106

Pennsylvania Department of Public Welfare  
TPL Casualty Unit, Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

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

Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division  
6th Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

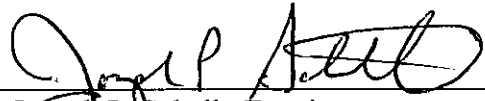
Columbia County Tax Claim Bureau  
11 West Main Street  
Bloomsburg, PA 17815

PA Child Support Program  
11 West Main Street  
Bloomsburg, PA 17815

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 17 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

BARLEY SNYDER

Date: 10/24/17

By: 

Joseph P. Schalk, Esquire  
Attorneys for Plaintiff  
Fulton Bank, N.A.  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

ALL THAT CERTAIN messuage and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar; thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTY-FOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.

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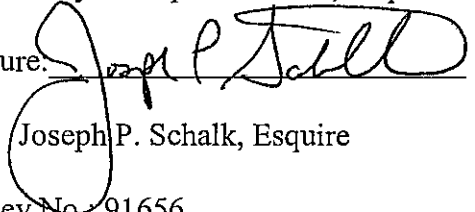
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PARCEL NO. 05E-02-22000

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Joseph P. Schalk, Esquire

Signature: 

Name: Joseph P. Schalk, Esquire

Attorney No.: 91656



BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>    <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720 2019-ED-124
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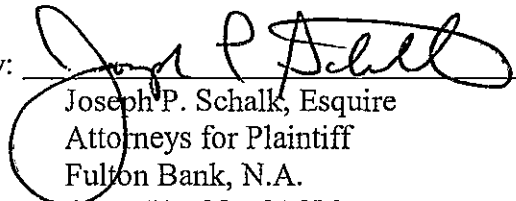
**AFFIDAVIT OF LAST KNOWN ADDRESS**

I, Joseph P. Schalk, Esquire, being duly affirmed according to law, deposes and says that the last known address of the Defendant is as follows:

The last known address of the Defendant, Jesse C. Zeisloft is 49 Dove Lane  
Millville, PA 17846.

BARLEY SNYDER

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

  
Joseph P. Schalk, Esquire  
Attorneys for Plaintiff  
Fulton Bank, N.A.  
Court I.D. No. 91656  
213 Market Street, 12<sup>th</sup> Floor  
Harrisburg, PA 17101  
717.231.6603

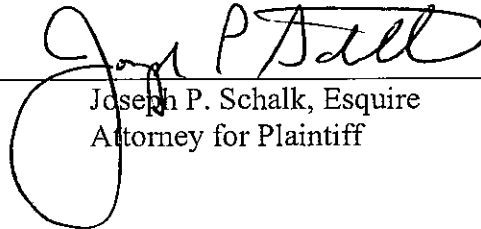
BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>    <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720 <i>2019-EP-124</i>
--	--	--

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whoever 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.

  
\_\_\_\_\_  
Joseph P. Schalk, Esquire  
Attorney for Plaintiff

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>    <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720 <i>2019-ED-124</i>
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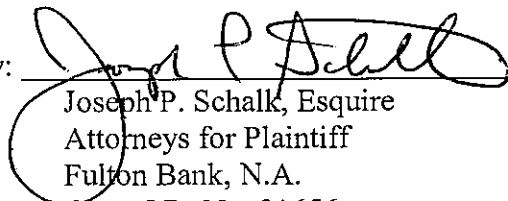
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The last known address of the Defendant, Jesse C. Zeisloft is 49 Dove Lane  
Millville, PA 17846.

BARLEY SNYDER

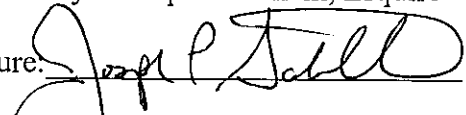
By: \_\_\_\_\_

  
Joseph P. Schalk, Esquire  
Attorneys for Plaintiff  
Fulton Bank, N.A.  
Court I.D. No. 91656  
213 Market Street, 12<sup>th</sup> Floor  
Harrisburg, PA 17101  
717.231.6603

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Joseph P. Schalk, Esquire

Signature: 

Name: Joseph P. Schalk, Esquire

Attorney No.: 91656

# Barley Snyder

ATTORNEYS AT LAW

50 NORTH FIFTH STREET, 2ND FLOOR  
READING, PA 19601  
TEL 610.376.6651 | FAX 610.376.5243  
WWW.BARLEY.COM

Colleen K. Brelje, Paralegal  
Direct Dial Number: 610.898.7166  
E-mail: cbrelje@barley.com

October 25, 2019

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: **Fulton Bank, N.A. v. Jesse C. Zeisloft**  
**No. 2019-CV-720**

Dear Sheriff Chamberlain:

Enclosed please find a Writ of Execution packet for service and a check in the amount of \$1,350.00 for advanced service costs payable to the Columbia County Sheriff's Office, pertaining to the above-referenced matter.

Kindly levy upon and sell Defendant, **Jesse C. Zeisloft**, real property at 354 E. 7<sup>th</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815 (see attached legal description). Post a copy of the Writ of Execution and Handbill at the real property and serve the Defendant, **Jesse C. Zeisloft** at **49 Dove Lane, Millville, PA 17846**. Kindly forward the Return of Service to my attention. If you have any questions or require any additional documents, please contact me directly. Thank you for your attention to this matter.

Very truly yours,

*/s/ Colleen K. Brelje*

Colleen K. Brelje, C.B.A., Pa. C.P.  
Certified Bankruptcy Assistant  
PA Certified Paralegal

CKB  
Enclosures

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

2019 SEP 17 AM 11:21

2019 SEP 17 AM 11:21

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION – MORTGAGE  
FORECLOSURE

v.

JESSE C. ZEISLOFT,

*Defendant*

No. 2019-CV-720

**AFFIDAVIT THAT THE DEFENDANT IS NOT IN THE  
MILITARY SERVICE, PURSUANT TO "SOLDIERS  
AND SAILORS" CIVIL RELIEF ACT OF 1918, RE-ENACTED 1940**

The undersigned, Joseph P. Schalk, Esquire, doth depose and say that Jesse C. Zeisloft, Defendant is not in the Military or Naval Service, based on the following facts: Age of defendant is unknown; Present place of employment is unknown; Present place of Residence of Jesse C. Zeisloft is 49 Dove Lane, Millville, Pennsylvania 17846, as of the date of this affidavit.

ADDITIONAL FACTS, if any,

Affidavit based upon representations of Plaintiff.

The statements set forth in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

Dated: 9/10/19

BARLEY SNYDER

By: 

Joseph P. Schalk, Esquire

Court I.D. No. 91656

Attorneys for Plaintiff

Fulton Bank, N.A.

213 Market Street, 12th Floor

Harrisburg, PA 17101

717.231.6603

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

OFFICE OF THE PROTHONOTARY  
BLOOMSBURG, PA

TO: Jesse C. Zeisloft  
Defendant

YOU ARE HEREBY NOTIFIED that Fulton Bank, N.A. has caused a judgment by default to be entered against you with the Prothonotary of Columbia County. The judgment was entered on Sept 17, 2019, to No. 2019-CV-720 with the Court of Common Pleas of Columbia County - Civil Division. The judgment is in the amount of \$77,326.33, plus interest at the rate of \$8.19 per diem from May 17, 2019, costs of this action.

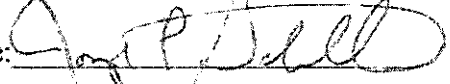
PROTHONOTARY

By: Barbara N. Silvestri/MT  
Deputy Clerk

# CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Joseph P. Schalk, Esquire

Signature: 

Name: Joseph P. Schalk, Esquire

Attorney No. (if applicable): 91656

RECEIVED  
JUL 17 2011  
CLERK OF SUPERIOR COURT  
PHILADELPHIA



FILED  
11/16/2019  
2:13 SEP 17 A 3:21

PAID  
11/16/2019

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,

*Plaintiff*

v.

JESSE C. ZEISLOFT,

*Defendant*

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - MORTGAGE  
FORECLOSURE

No. 2019-CV-720

**PRAECIPE FOR JUDGMENT**

Enter Judgment in favor of Plaintiff, Fulton Bank, N.A. against Defendant, Jesse C.

Zeisloft for want of an answer:

☒ Assess damages as follows:

Principal Balance .....	\$74,703.96
Interest through 05/17/19	
at a rate of \$8.19 per diem .....	1,625.05
Late Charges.....	112.92
Positive Escrow Balance.....	(65.30)
Mortgage Insurance Fees .....	116.96
Paid Taxes.....	592.30
Property Inspection Fees .....	240.44
Total.....	\$77,326.33

plus continuing interest after May 17, 2019 at a rate of \$8.19 per diem, plus continuing late charges and costs.

☒ I certify that the foregoing assessment of damages is for specified amounts alleged to be due in the complaint and is calculable as a sum certain from the complaint.

☐ Pursuant to Pa. R.C.P. §237 (notice of praecipe for final judgment or decree), I certify that a copy of this praecipe has been mailed to each other party who has appeared in the action or to his/her Attorney of Record.

☒ Pursuant to Pa. R.C.P. §237.5, I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his/her Attorney of Record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe and a copy of the notice is attached.

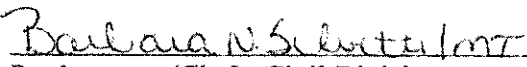
BARLEY SNYDER

Date: 9/10/19

By: 

Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
Attorneys for Plaintiff  
Fulton Bank, N.A.  
215 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

NOW, Sept 17, 2019, JUDGMENT IS ENTERED AS ABOVE

  
Prothonotary/Clerk, Civil Division

By: \_\_\_\_\_, Deputy

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,  v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>     <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720
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TO: Jesse C. Zeisloft  
49 Dove Lane  
Millville, Pennsylvania 17846

DATE OF NOTICE: August 27, 2019

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE:

North Penn Legal Services  
168 E. 5th St.  
Bloomsburg, PA 17815  
Telephone: (570) 784-8760

USTED ESTA EN REBELDIA PORQUE HA FALLADO DE REGISTRAR COMPARECENCIA ESCRITA POR SI MISMO O A TRAVES DE UN ABOGADO Y SOMETER CON LA CORTE SUS DEFENSAS U OBJECCIONES A LOS CARGOS QUE SE HAN PRESENTADO CONTRA USTED. A MENOS QUE USTED ACTUE DENTRO DE DIEZ DIAS DE HABER RECIBIDO ESTE AVISO. LA CORTE PUEDE TOMAR UNA DECISION EN CONTRA SUVA SIN TENER DERECHOS A UNA VISTA Y USTED PUEDE PERDER SU PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO, LLAME O VAYA A LA SIGUIENTE OFICINA. ESTA OFICINA PUEDE PROVEERLE INFORMACION A CERCA DE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

North Penn Legal Services  
168 E. 5th St.  
Bloomsburg, PA 17815  
Telephone: (570) 784-8760

BARLEY SNYDER

Date: 5/27/19

By: 

Joseph P. Schalk, Esquire  
Attorneys for Plaintiff  
Fulton Bank, N.A.  
Court I.D. No. 91656  
243 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

2019 SEP 17 A.M. 21

BARLEY SNYDER  
Joseph P. Schalk, Esquire  
Court I.D. No. 91656  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
717.231.6603

*Attorneys for Plaintiff  
Fulton Bank, N.A.*

FULTON BANK, N.A.,   v.  JESSE C. ZEISLOFT,	<i>Plaintiff</i>     <i>Defendant</i>	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE  No. 2019-CV-720
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**AFFIDAVIT OF SERVICE**

Colleen Brelje, doth depose and say that she served a true and correct copy of the 10-day Default Notice upon Jesse C. Zeisloft, 49 Dove Lane, Millville, Pennsylvania 17846 by mailing the same to him, by first class mail with Postal Form 3817 attached on August 27, 2019.

The statements set forth in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

Date: August 27, 2019

BARLEY SNYDER

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

Colleen Brelje, Paralegal  
50 North Fifth Street, 2nd Floor  
P.O. Box 942  
Reading, PA 19603  
610.376.6651

UNITED STATES  
POSTAL SERVICE

Certificate C  
Mailin

From: Basley Snyder  
213 Markel Street, 12th floor  
Harrisburg, PA 17101

To: Jessie C. Zerk  
49 Dove Lane  
Millsville, PA 17896

U.S. POSTAGE PAID  
HARRISBURG, PA  
17108  
AUG 27 '99  
\$1.45  
R2305K142234-06



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



71901140006000168684

C/O EDWIN ABRAHAMSEN & ASSOC  
LVNV FUNDING LLC  
120 NORTH KEYSER AVENUE

SCRANTON PA 18504

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



71901140006000168646

QUICKEN LOANS INC  
2055 VICTOR PARKWAY

LIVONIA MI 48152

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## Document Receipt

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Trans #	17324	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

MERS

THE FIRST NATIONAL BANK  
OF BERWICK

P.O. BOX 2026

Tracking #: 71901140006000168707

Doc Ref #: 2019ED124

Postage 5.6000

FLINT MI 48501

## Document Receipt

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Trans #	17323	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

FULTON BANK N.A.

ONE PENN SQUARE

P.O. BOX 4887

LANCASTER PA 17604

Tracking #: 71901140006000168691

Doc Ref #: 2019ED124

Postage 5.6000

## Document Receipt

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Trans #	17323	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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## Ship to:

FULTON BANK N.A.

ONE PENN SQUARE

P.O. BOX 4887

LANCASTER PA 17604

Tracking #: 71901140006000168691

Doc Ref #: 2019ED124

Postage 5.6000

## Document Receipt

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Trans #	17322	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

LVNV FUNDING LLC

C/O EDWIN ABRAHAMSEN &  
ASSOC

120 NORTH KEYSER AVENUE

Tracking #: 71901140006000168684

Doc Ref #: 2019ED124

Postage 5.6000

SCRANTON PA 18504

## Document Receipt

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Trans #	17321	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

NORTH STAR CAPITAL  
ACQUISITION, LLC

C/O EDWARD STOCK ESQ

804 WEST AVE

Tracking #: 71901140006000168677

Doc Ref #: 2019ED124

Postage 5.6000

JENKINSTOWN PA 19046

## Document Receipt

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Trans #	17320	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

FANNIE MAE

P.O. BOX 650043

Tracking #: 71901140006000168660

Doc Ref #: 2019ED124

Postage 5.6000

DALLAS TX 75265

## Document Receipt

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Trans #	17319	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

CITIMORTGAGE INC

1000 TECHNOLOGY DRIVE

MAIL STATION

O'FALLON MO 63368

Tracking #: 71901140006000168653

Doc Ref #: 2019ED124

Postage 5.6000

## Document Receipt

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Trans #	17318	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

QUICKEN LOANS INC

2055 VICTOR PARKWAY

Tracking #: 71901140006000168646

Doc Ref #: 2019ED124

Postage 5.6000

LIVONIA MI 48152



## Document Receipt

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Trans #	17318	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

QUICKEN LOANS INC

2055 VICTOR PARKWAY

Tracking #: 71901140006000168646

Doc Ref #: 2019ED124

Postage 5.6000

LIVONIA MI 48152

## Document Receipt

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Trans #	17318	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

QUICKEN LOANS INC

2055 VICTOR PARKWAY

Tracking #: 71901140006000168646

Doc Ref #: 2019ED124

Postage 5.6000

LIVONIA MI 48152

## Document Receipt

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Trans #	17313	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000168592

Doc Ref #: 2019ED124

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17315	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

FNB BANK N.A.

354 MILL STREET

Tracking #: 71901140006000168615

Doc Ref #: 2019ED124

Postage 5.6000

DANVILLE PA 17821

## Document Receipt

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Trans #	17313	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000168592

Doc Ref #: 2019ED124

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17312	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000168585

Doc Ref #: 2019ED124

Postage 5.6000

PITTSBURGH PA 15222

## Document Receipt

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Trans #	17311	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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## Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000168578

P.O. BOX 8486

Doc Ref #: 2019ED124

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17310	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000168561

Doc Ref #: 2019ED124

Postage 5.6000

HARRISBURG PA 17128



## Document Receipt

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Trans #	17326	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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## Ship to:

WELTMAN, WEINBERG &amp; REIS

DISCOVER BANK

1400 KOPPERS BUILDING

436 7TH AVENUE

Tracking #: 71901140006000168721

Doc Ref #: 2019ED124

Postage 5.6000

PITTSBURGH PA 15219

## Document Receipt

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Trans #	17325	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

MERS

QUICKEN LOANS INC

P.O. BOX 2026

Tracking #: 71901140006000168714

Doc Ref #: 2019ED124

Postage 5.6000

FLINT MI 48501

## Document Receipt

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Trans #	17309	Carrier / service:	USPS Server	First-Class Mail®	11/4/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000168554

Doc Ref #: 2019ED124

Postage 5.6000

HARRISBURG PA 17105

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Barley Snyder  
50 North Fifth Street, 2nd Floor  
Reading, PA 19603

NOT Bank  
80-83/313

063537

Date
10/25/2019

Amount
*****1,350.00

Pay: One Thousand Three Hundred Fifty and 00/100 Dollars

To the  
Order of  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Barley Snyder, LLP  
Office Account  
Checks Over \$5,000 Require Two Manual Signatures

*Barley Snyder*



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈063537⑈ ⑈031300834⑈ ⑈1050640⑈

Security Features Included. Details on back.