

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
LAURA ZULKER (et al.)

Case Number
2026CV63

PROPERTY ADDRESS

529 SUSQUEHANNA AVE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/17/2026	Advance Fee	Advance Fee	862801	\$0.00	\$2,000.00
03/17/2026	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/17/2026	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/17/2026	Crying Sale			\$10.00	\$0.00
03/17/2026	Docketing			\$15.00	\$0.00
03/17/2026	Levy			\$15.00	\$0.00
03/17/2026	Mailing Costs			\$30.00	\$0.00
03/17/2026	Posting Handbill			\$15.00	\$0.00
03/17/2026	Press Enterprise Inc.			\$782.45	\$0.00
03/17/2026	Sheriff Automation Fund			\$50.00	\$0.00
03/17/2026	Web Posting			\$100.00	\$0.00
04/30/2026	Continued or Cancelled Sale	Cancelled on: 04/30/2026		\$10.00	\$0.00
05/05/2026	Service			\$225.00	\$0.00
05/05/2026	Service Mileage			\$24.00	\$0.00
05/05/2026	Copies			\$7.50	\$0.00
05/05/2026	Notary Fee			\$15.00	\$0.00
05/05/2026	Tax Claim Search			\$15.00	\$0.00
05/05/2026	Surcharge			\$60.00	\$0.00
05/05/2026	Refund	(PAID 05/05/2026)	9814	\$593.55	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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RASTM
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES
A professional limited liability company organized in the

State of Florida

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq.
deceased
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

April 29, 2026

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. LAURA
ZULKER; DANIEL PETER LALOMA
Columbia Docket: 2026CV63
Property Address: 529 SUSQUEHANNA AVE, BERWICK PA, 18603
Our File No.: 25-383514 - JoB

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale scheduled for 5/20/26, on behalf of the Plaintiff.

Sale is **STAYED** for the following reason: Loan Reinstatement

Should you have any questions or concerns, please contact our office via telephone or via email at
PASales@raslg.com

Very Truly Yours,

Jodie Boos
Paralegal

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

25-383514 - JoB



April 24, 2026

NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS.

LAURA ZULKER; DANIEL PETER LALOMA

NO: 2026-CV-63

NO: 2026-ED-26

Dear Sheriff:

The amount due on the sewer account #130260 for the property located at 529 Susquehanna Avenue, Berwick pa through June 30, 2026 is **\$1259.37**.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a faint, rectangular stamp or watermark.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
LAURA ZULKER (et al.)

Case Number
2026CV63

SHERIFF'S RETURN OF SERVICE

04/14/2026 11:35 AM - DEPUTY SHERIFF TIMOTHY CHAMBERLAIN, 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 529 SUSQUEHANNA AVE, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 14, 2026

NOTARY

Affirmed and subscribed to before me this

14TH day of APRIL, 2026

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
LAURA ZULKER (et al.)

Case Number
2026CV63

SHERIFF'S RETURN OF SERVICE

03/19/2026 11:23 AM - DEPUTY JONATHAN BROADT, 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 LAURA ZULKER GIRLFRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DANIEL PETER LALOMA AT 529 SUSQUEHANNA AVE, BERWICK, PA 18603.



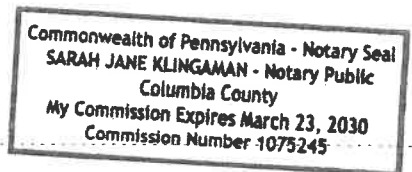
JONATHAN BROADT, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

April 13, 2026



NOTARY

Affirmed and subscribed to before me this

13TH day of APRIL, 2026



Sarah Jane Klingaman

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
LAURA ZULKER (et al.)

Case Number
2026CV63

SHERIFF'S RETURN OF SERVICE

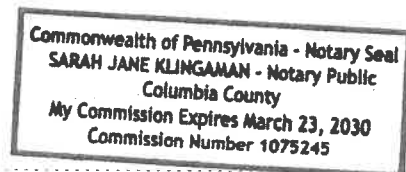
03/19/2026 11:23 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LAURA ZULKER AT 529 SUSQUEHANNA AVE, BERWICK, PA 18603.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 13, 2026



NOTARY

Affirmed and subscribed to before me this

13TH day of APRIL, 2026

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	26
Manner:	< Not Specified >	Expires:	06/14/2026
Warrant:			
Notes:	SALE DATE & TIME: 05/20/2026 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	529 SUSQUEHANNA AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	4-14	Time:	1135
Deputy:	JC	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING)

2026CV63

529 SUSQUEHANNA AVE, BERWICK, PA 18603

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DANIEL PETER LALOMA

Primary Address: 529 SUSQUEHANNA AVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Laura Zulkor

Relation: Boyfriend

Date: 3/14/26 **Time:** 11:23

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

LALOMA, DANIEL PETER 2026CV63 529 SUSQUEHANNA AVE, BERWICK, PA 18603 EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

ZULKER, LAURA

2026CV63

529 SUSQUEHANNA AVE, BERWICK, PA 18603

EXP: 06/14/2026

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26
Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**
Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LAURA ZULKER
Primary Address: 529 SUSQUEHANNA AVE
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally ~~Adult in Charge~~ Posted Other
Adult In Charge:
Relation:
Date: 3/19/26 **Time:** 11:23
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

	1	2	3	4	5	6
Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING
Plaintiff

v.

LAURA ZULKER; DANIEL PETER LALOMA
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2026CV63

2026 - EP 26

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DANIEL PETER LALOMA
529 SUSQUEHANNA AVE , BERWICK, PA 18603

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **529 SUSQUEHANNA AVE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on May 20 2026 at 9 : 00 AM/PM , to enforce the court judgment of **\$160,457.70**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at **<https://www.bid4assets.com/ColumbiaPASheriffSales>**. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

Date: 04/07/2026

Fee: \$15.00

Cert. NO: 52358

ZULKER LAURA
DANIEL PETER LALOMA
529 SUSQUEHANNA AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20230 - 2751
Location: 529 SUSQUEHANNA AVE
Parcel Id: 04C-04 -104-00,000

Assessment: 25,228
Balances as of 04/07/2026

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Sheriff

Per: EA

BERWICK BORO

FOR: COLUMBIA County

DATE
03/01/2026

BILL NO.
6796

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2026

PHONE: 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25,228	16.635	411.28	419.67	461.64
SINKING		1.5	37.08	37.84	41.62
LIGHT		1.25	30.91	31.54	33.12
FIRE		2.25	55.62	56.76	59.60
BORO RE		18.1	447.50	456.63	479.46

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	982.39	1,002.44	1,075.44
	April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ZULKER LAURA
DANIEL PETER LALOMA
529 SUSQUEHANNA AVE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-04 -104-00,000		
529 SUSQUEHANNA AVE		
.124 acres	Land	2,511
	Buildings	22,717
	Total Assessment	25,228

This tax returned to courthouse on: **January 1, 2027**

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

Tom, this tax not paid as of 3-23-26

Corrie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT / FOR

Primary Address: 500 LINE STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Linda Henric

Relation: Secretary

Date: 3/19/26 **Time:** 10:42

Deputy: G **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2026CV63

500 LINE STREET, BERWICK, PA 18603

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

GINGHER, CONNIE C.

2026CV63

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 06/14/2026

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 24

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To: **Final Service:**

Name: Connie C. Gingher **Served:** Personally · Adult In Charge · Posted · Other

Primary Address: 1615 Lincoln Avenue **Adult In Charge:**
Berwick, PA 18603

Phone: 570-752-7442 **DOB:** **Relation:**

Alternate Address: **Date:** 3/19/26 **Time:** 10:53

Phone: **Deputy:** 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK BOROUGH

Primary Address: 1800 N. MARKET STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Janet Hunsinger

Relation: Secretary

Date: 3/19/26 **Time:** 11:04

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK BOROUGH

2026CV63

1800 N. MARKET STREET, BERWICK, PA 18603

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: 570-752-8477 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 3/19/26 **Time:** 11:09

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2026CV63

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26
Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**
Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 529 SUSQUEHANNA AVE
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Laura Zulkfer
Relation: Home owner
Date: 3/19/26 **Time:** 11:23
Deputy: § **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2026CV63

529 SUSQUEHANNA AVE, BERWICK, PA 18603

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
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NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: 35 WEST MAIN STREET
3RD FLOOR
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally (Adult In Charge) · Posted · Other

Adult In Charge: Michelle Switzer

Relation: Secretary

Date: 3/19/24 **Time:** 0825

Deputy: 1 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY ADULT PROBATION 2026CV63 5 WEST MAIN STREET, 3RD FLOOR, BLOOMSBURG, PA EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	06/14/2026
Warrant:			
Notes:	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY PROTHONOTARY
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Steph Stroup		
Relation:	prothonotary		
Date:	5/19/26	Time:	0810
Deputy:	7	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY PROT

2026CV63

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Logan Karas

Relation: Tax Clerk

Date: 3/19/26 **Time:** 0812

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2026CV63

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/14/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEWREZ LLC
vs.
ZULKER, LAURA (et al.)

Case Number
2026CV63

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 26

Manner: Adult in Charge **Expires:** 06/14/2026 **Warrant:**

Notes: SALE DATE & TIME: 05/20/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Julie Klinger

Relation: Clerk

Date: 3/19/26 **Time:** 0815

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2026CV63 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 06/14/2026

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 03/17/2026

Account: 3994
Name: TIM CHAMBERLAIN
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570)389-5622

Ad ID: 431260
Description: Zulker, Laloma Sale CV63
Run Dates: 04/29/2026 - 05/13/2026
Class: 0002
Orig User: sshotwel
Words: 943
Lines: 108
Agate Lines: 327
Depth: 12.06
Blind Box:

Total Ad Cost \$2,319.35
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/29/2026	05/13/2026	3	2,319.35

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV63**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ ColumbiaPASHeriffSales.

**WEDNESDAY, MAY 20, 2026
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 THOSE CERTAIN pieces and parcels of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the northerly side of Susquehanna Avenue at corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land now or late of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot now or late of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green Street; THENCE in an easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the PLACE OF BEGINNING. Being the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north by a line which shall fall twenty-seven and one-half (27 1/2) feet from the southern part of a piece of land owned now or late of Charles Cayton; ON the east by land now or late of George Crisman; ON the South by land now or late of Charles Cayton; AND ON the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 1/2) feet, and being in depth forty-five (45) feet.

IT BEING the rear portion of what is now or formerly the Mary R. Fenstennaker Lots Numbers 528 and 530 on West Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in an Article of Agreement dated August 24, 1920 and recorded in Misc. Book No. 1 1 at Page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear. Having thereon erected a dwelling known as: 529 Susquehanna Avenue, Berwick, Pennsylvania 18603

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of recorded; and SUBJECT to any state of facts an accurate survey would show.

BENG KNOWN AS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603
PROPERTY ID: 04C04 10400000

TITLE TO SAID PREMISES IS VESTED IN LAURA ZULKER AND DANIEL PETER LALOMA BY DEED FROM JOSEPH S. SIECKO AND JOAN D. SIECKO, HIS WIFE, DATED APRIL 14, 2023 RECORDED APRIL 14, 2023 AT INSTRUMENT NO. 202302751

PROPERTY ADDRESS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C04 10400000

Seized and taken into execution to be sold as the property of LAURA ZULKER, DANIEL PETER LALOMA in suit of NEWREZ LLC.

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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff

v.

LAURA ZULKER; DANIEL PETER
LALOMA
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO.: 2026CV63

2026-ED-26

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 529 SUSQUEHANNA AVE BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$160,457.70
Interest from 03/11/2026 to _____ (Day of sale) (at \$26.38 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$26.38 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

Prothonotary

By: Stephanie L. Trump/RA
Clerk

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Date: 3/13/2026

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.


COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2026CV63

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
v.
LAURA ZULKER; DANIEL PETER LALOMA

WRIT OF EXECUTION

Judgment Amount	\$160,457.70
Interest from 03/11/2026 to _____ (Day of sale) (at \$26.38 per diem)	\$*
Total	\$*
Interest from _____ (Day after sale) at \$26.38 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 529 SUSQUEHANNA AVE BERWICK, PA 18603

By: 
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Danielle A. Coleman, Esquire PA ID No. 323583 E-mail dcoleman@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **529 SUSQUEHANNA AVE BERWICK, PA 18603**.

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

LAURA ZULKER
529 SUSQUEHANNA AVE BERWICK PA, 18603

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

LAURA ZULKER
529 SUSQUEHANNA AVE BERWICK PA, 18603

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

NONE

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
75 BEATTIE PLACE, SUITE 300, GREENVILLE , SC 29601

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE
4300 GOODFELLOW BLVD □ BLDG. IOSE, FC 225, ST LOUIS, MO 63120-1703.

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

NONE

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:

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

TENANTS/OCCUPANTS
529 SUSQUEHANNA AVE BERWICK, PA 18603

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W. MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT
35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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:

NONE

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 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney 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: March 17th 2026

Re: Sheriffs Sale Advertising Dates

NEWREZ LLC D/B/A SHELLPOINT
VS.
LAURA ZULKER ; DANIEL PETER LALOMA

No. 63 of 2026 J.D. and No. 26 of 2026 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	April 29 th 2026
2 nd Week	May 6 th 2026
3 rd Week	May 13 th 2026

SALE DATE: **May 20th 2026 @ 9:00 a.m**

I will expose the following described property at public sale at ww.bid4assets.com/ColumbiaPASheriffSales

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Case Number: 2026CV63

Judgment Amount: \$160,457.70

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THOSE CERTAIN pieces and parcels of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the northerly side of Susquehanna Avenue at corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land now or late of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot now or late of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green Street; THENCE in an easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the PLACE OF BEGINNING. Being the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north by a line which shall fall twenty-seven and one-half (27 1/2) feet from the southern part of a piece of land owned now or late of Charles Cayton; ON the east by land now or late of George Crisman; ON the South by land now or late of Charles Cayton; AND ON the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 1/2) feet, and being in depth forty-five (45) feet.

IT BEING the rear portion of what is now or formerly the Mary R. Fenstermaker Lots Numbers 528 and 530 on West Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in an Article of Agreement dated August 24, 1920 and recorded in Misc. Book No. 11 at Page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

Having thereon erected a dwelling known as: 529 Susquehanna Avenue, Berwick, Pennsylvania 18603

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of recorded; and SUBJECT to any state of facts an accurate survey would show.

BEING KNOWN AS: **529 SUSQUEHANNA AVE, BERWICK, PA 18603**

PROPERTY ID: **04C04 10400000**

TITLE TO SAID PREMISES IS VESTED IN **LAURA ZULKER AND DANIEL PETER LALOMA** BY DEED FROM **JOSEPH S. SIECKO AND JOAN D. SIECKO, HIS WIFE**, DATED **APRIL 14, 2023** RECORDED **APRIL 14, 2023** AT INSTRUMENT NO. **202302751**

REAL ESTATE OUTLINE

ED # 2026 ED24

DATE RECEIVED 3/16/26
DOCKET AND INDEX 2026 CV63

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,550.00 OR <u>2,000.⁰⁰</u>	<u>X</u>	CK# <u>862801</u>

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

SALE DATE May 20th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>4-29</u>
2 ND WEEK	<u>5-6</u>
3 RD WEEK	<u>5-13</u>

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company
ATTORNEYS FOR PLAINTIFF
Danielle A. Coleman, Esquire, PA ID No. 323583
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

COPY

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), LAURA ZULKER; DANIEL PETER LALOMA who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

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

Date: 03/12/2026

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff



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

SSN: [REDACTED]
 Birth Date:
 Last Name: ZULKER
 First Name: LAURA
 Middle Name:
 Status As Of: Mar-12-2026
 Certificate ID: 1TYLR12ZJQ0BS1M

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, Space 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.



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

SSN: [REDACTED]
 Birth Date:
 Last Name: LALOMA
 First Name: DANIEL
 Middle Name:
 Status As Of: Mar-12-2026
 Certificate ID: Q5NSD6LWBLHCQG9

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, Space 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.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

CERTIFICATE OF COMPLIANCE

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

Date: 03/12/2026

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **529 SUSQUEHANNA AVE BERWICK, PA 18603**.

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

LAURA ZULKER
529 SUSQUEHANNA AVE BERWICK PA, 18603

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

LAURA ZULKER
529 SUSQUEHANNA AVE BERWICK PA, 18603

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

NONE

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
75 BEATTIE PLACE, SUITE 300, GREENVILLE , SC 29601

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE
4300 GOODFELLOW BLVD □ BLDG. IOSE, FC 225, ST LOUIS, MO 63120-1703.

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

NONE

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:

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

TENANTS/OCCUPANTS
529 SUSQUEHANNA AVE BERWICK, PA 18603

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W. MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT
35 W. MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

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:

NONE

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 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

By: *Danielle A. Coleman*
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

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

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV63

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, MAY 20, 2026
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 THOSE CERTAIN pieces and parcels of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the northerly side of Susquehanna Avenue at corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land now or late of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot now or late of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green Street; THENCE in an easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the PLACE OF BEGINNING. Being the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the north by a line which shall fall twenty-seven and one-half (27 1/2) feet from the southern part of a piece of land owned now or late of Charles Cayton; ON the east by land now or late of George Crisman; ON the South by land now or late of Charles Cayton; AND ON the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 1/2) feet, and being in depth forty-five (45) feet.

IT BEING the rear portion of what is now or formerly the Mary R. Fenstennaker Lots Numbers 528 and 530 on West Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in an Article of Agreement dated August 24, 1920 and recorded in Misc. Book No. 1 1 at Page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

Having thereon erected a dwelling known as: 529 Susquehanna Avenue, Berwick, Pennsylvania 18603

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of recorded; and SUBJECT to any state of facts an accurate survey would show.

BENG KNOWN AS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603

PROPERTY ID: 04C04 10400000

TITLE TO SAID PREMISES IS VESTED IN LAURA ZULKER AND DANIEL PETER LALOMA BY DEED

FROM JOSEPH S. SIECKO AND JOAN D. SIECKO, HIS WIFE, DATED APRIL 14, 2023 RECORDED APRIL 14, 2023

AT INSTRUMENT NO. 202302751

PROPERTY ADDRESS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C04 10400000

Seized and taken into execution to be sold as the property of LAURA ZULKER, DANIEL PETER LALOMA in suit of NEWREZ LLC.

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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	


LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

**LAURA ZULKER
529 SUSQUEHANNA AVE
BERWICK, PA 18603**

**DANIEL PETER LALOMA
529 SUSQUEHANNA AVE
BERWICK, PA 18603**

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

By: 
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	2026 - ED - 26

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

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

By: *Danielle A. Coleman*
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq.
deceased
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

PROTHONOTARY OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA, 17815

Re: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff

VS.

Laura Zulker; Daniel Peter Laloma
Defendant

Columbia County Docket Number: 2026CV63

Dear Sir or Madam:

Enclosed please find the Praecipe for In Rem Judgment for Failure to Answer and Assessment of Damages and Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed copies of each to be time-stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter

Sincerely,

Aaliyah Paxton
Legal Assistant

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	2026 - ED - 26

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BERWICK MUNICIPALITY,
BERWICK, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 529 SUSQUEHANNA AVE BERWICK, PA 18603

BEING PARCEL NUMBER: 04C04 10400000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Case Number: 2026CV63

Judgment Amount: \$160,457.70

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THOSE CERTAIN pieces and parcels of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the northerly side of Susquehanna Avenue at corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land now or late of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot now or late of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green Street; THENCE in an easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the PLACE OF BEGINNING. Being the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

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IT BEING the rear portion of what is now or formerly the Mary R. Fenstermaker Lots Numbers 528 and 530 on West Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in an Article of Agreement dated August 24, 1920 and recorded in Misc. Book No. 11 at Page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

Having thereon erected a dwelling known as: 529 Susquehanna Avenue, Berwick, Pennsylvania 18603

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of recorded; and SUBJECT to any state of facts an accurate survey would show.

BEING KNOWN AS: **529 SUSQUEHANNA AVE, BERWICK, PA 18603**

PROPERTY ID: **04C04 10400000**

TITLE TO SAID PREMISES IS VESTED IN **LAURA ZULKER AND DANIEL PETER LALOMA BY DEED FROM JOSEPH S. SIECKO AND JOAN D. SIECKO, HIS WIFE, DATED APRIL 14, 2023 RECORDED APRIL 14, 2023 AT INSTRUMENT NO. 202302751**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

CERTIFICATE OF COMPLIANCE

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

Date: 3/12/2024

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

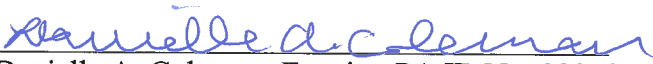
(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 03/12/2026

By: 
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq.
deceased
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

COLUMBIA County Sheriff's Office
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Re: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

v.

LAURA ZULKER; DANIEL PETER LALOMA
COLUMBIA County Docket No. 2026CV63

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of COLUMBIA County for the required service fee.

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.
PLEASE ONLY POST THE HANDBILL.

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire, PA ID No. 323583

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2026CV63
LAURA ZULKER; DANIEL PETER LALOMA Defendant(s)	

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), LAURA ZULKER; DANIEL PETER LALOMA who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

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

Date: 03/12/2026

By: Danielle A. Coleman
Danielle A. Coleman, Esquire, PA ID No. 323583
Attorney for Plaintiff



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

SSN: [REDACTED]
 Birth Date:
 Last Name: ZULKER
 First Name: LAURA
 Middle Name:
 Status As Of: Mar-12-2026
 Certificate ID: 1TYLR12ZJQ0BS1M

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, Space 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.



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

SSN: [REDACTED]
 Birth Date:
 Last Name: LALOMA
 First Name: DANIEL
 Middle Name:
 Status As Of: Mar-12-2026
 Certificate ID: Q5NSD6LWBLHCQG9

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, Space 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.



RAS CITRON, LLC

A subsidiary of Robertson, Amschutz, Schmidt, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202, Fairfield, NJ 07004

Date 03/09/2026

862801
83-8413/2670

*****Two thousand and 00/100 USD *****

***2,000.00**

PAY TO THE Columbia County Sheriffs Office
ORDER OF 35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

AUTHORIZED SIGNATURE

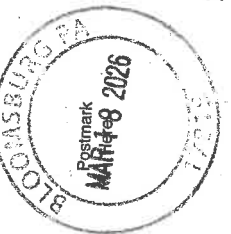
Memo 25-383514**Sheriff Sale D/2026CV63/LN#****96036/ZULKER, LAURA

⑈862801⑈ ⑆267084131⑆ 260179707⑈

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE



Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: PENNSYLVANIA DEPT OF PUBLIC WELFARE
 Street: TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
 City: P.O. BOX 8684 WILLOW OAK BUILDING, HARRISBURG, PA 17105

PS Form 3811, January 2023 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee Date of Delivery MAR 20 2026

B. Received by (Printed Name) JUSTIN ZEIGLER

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PENNSYLVANIA DEPT OF PUBLIC WELFARE
 TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
 P.O. BOX 8684 WILLOW OAK BUILDING
 HARRISBURG, PA 17105

9590 9402 9501 5069 5846 88

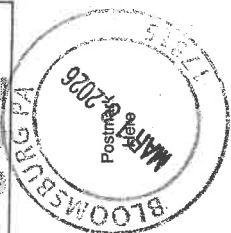
9589 0720 5270 3424 3240 11

PS Form 3811, July 2020 PSN 7530-02-000-9053

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

OFFICIAL USE



Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: Office of F.A.I.R.
 Street: P.O. Box 8016
 City: Harrisburg, PA 17105

PS Form 3811, January 2023 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee Date of Delivery MAR 20 2026

B. Received by (Printed Name) With USPS 17107

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Office of F.A.I.R.
 P.O. Box 8016
 Harrisburg, PA 17105

9590 9402 9501 5069 5846 95

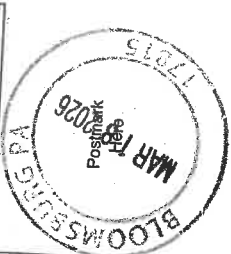
9589 0720 5270 3424 3244 00

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE



Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: PA Dept. of Revenue
 Street: (Bureau of Compliance)
 City: Dept # 281230
 Harrisburg, PA 17128-1230

PS Form 3811, January 2023 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee Date of Delivery MAR 20 2026

B. Received by (Printed Name) Emma Frank

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
 Bureau of Compliance)
 Dept # 281230
 Harrisburg, PA 17128-1230

9590 9402 9501 5069 5847 18

9589 0720 5270 3424 3244 24

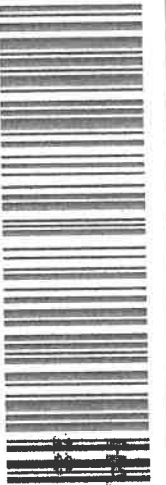
PS Form 3811, July 2020 PSN 7530-02-000-9053

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
 SHERIFF



Columbia County
 Court House - P.O. Box 380
 Bloomsburg, PA 17815

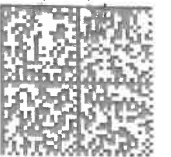
CERTIFIED MAIL



9589 0710 5270 3414 3243 94

United States of America, Acting through
 The Rural Housing Services
 4300 Goodfellow Blvd FC 225
 St. Louis, MO 63120-1703

BRISBURG PA 1
 MAR 20 2026
 FIRST CLASS



US POSTAGE
 ZIP 17815 \$010.44
 02 7M
 0008044052 MAR 18 2026

ANIXE 631 DE 1 0004/07/26
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 *1619-03936-18-39
 5312017030880

PS Form 3800, January 2023 PSN 7530-029-000-9047 See Reverse for Instructions

Sent to US Rural Housing Services
 Street and Apt. No., or PO Box No. 4300 Goodfellow Blvd FC 225
 City, State, ZIP+4® St Louis MO 63120-1703

Official Use

Postage \$ 0720

Total Postage and Fees \$ 0720

Certified Mail Fee \$ 0270

Extra Services & Fees (check box, add fee as appropriate):
 Return Receipt (hardcopy) \$ 00
 Return Receipt (electronic) \$ 00
 Certified Mail Restricted Delivery \$ 00
 Adult Signature Required \$ 00
 Adult Signature Restricted Delivery \$ 00

Postmark Here MAR 18 2026

9589 0710 5270 3414 3243 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®