

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST CO  
vs.  
MARK BERTOLLO (et al.)

Case Number  
2022CV29

## PROPERTY ADDRESS

1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/13/2023	Advance Fee	Advance Fee	845538	\$0.00	\$2,000.00
07/13/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/13/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/13/2023	Crying Sale			\$10.00	\$0.00
07/13/2023	Docketing			\$15.00	\$0.00
07/13/2023	Levy			\$15.00	\$0.00
07/13/2023	Mailing Costs			\$24.00	\$0.00
07/13/2023	Posting Handbill			\$15.00	\$0.00
07/13/2023	Press Enterprise Inc.			\$1,621.40	\$0.00
07/13/2023	Sheriff Automation Fund			\$50.00	\$0.00
07/13/2023	Web Posting			\$100.00	\$0.00
10/05/2023	Service			\$60.00	\$0.00
10/05/2023	Service Mileage			\$31.60	\$0.00
10/05/2023	Copies			\$5.50	\$0.00
10/05/2023	Notary Fee			\$15.00	\$0.00
10/05/2023	Tax Claim Search			\$5.00	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>

**TOTAL BALANCE: \$0.00**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



<b>Plaintiff</b>	<b>Defendant</b>
THE BANK OF NEW YORK MELLON TRUST vs. CO	MARK BERTOLLO BRANDI BERTOLLO

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

**Sheriff's Sale Date:** Wednesday, October 18, 2023  
**Writ of Execution No. :** 2022CV29  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

## 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,621.40
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$60.00

**Total Sheriff Costs** \$2,352.40

## Municipal Costs

Sewer	\$814.15
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**Total Municipal Costs** \$814.15

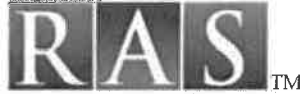
## Distribution Costs

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

**Grand Total:** \$3,238.30

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



**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

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

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

August 27, 2024 / October 16, 2024

**VIA FACSIMILE( 570-389-5625 )**

Columbia County Sheriff Office  
SheriffCountyContact.35 West Main Street  
Bloomsburg, PA, 17815

RE: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 v. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County No: 2022-CV-29-MF  
Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please **STAY** the Sheriff Sale scheduled for **10/30/2024**, on behalf of the Plaintiff.

Sale is **STAYED** for the following reason: **by Defendants Court Order.**

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com).

Very Truly Yours,  
Laura Tracy  
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.

THE BANK OF NEW YORK MELLON : IN THE COURT OF COMMON PLEAS OF  
TRUST COMPANY, NATIONAL : THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
ASSOCIATION FKA THE BANK OF : PENNSYLVANIA  
NEW YORK TRUST COMPANY, N.A. : COLUMBIA COUNTY BRANCH  
AS SUCCESSOR TO JPMORGAN :  
CHASE BANK, AS TRUSTEE FOR : CIVIL ACTION - MORTGAGE  
RESIDENTIAL ASSET MORTGAGE : FORECLOSURE  
PRODUCTS, INC., MORTGAGE :  
ASSET-BACKED PASS-THROUGH :  
CERTIFICATES, SERIES 2003-RP1: NO. 29-CV-2022

Plaintiff :

V :

MARK BERTOLLO; A/K/A :

MARK A. BERTOLLO :

BRANDI BERTOLLO :

Defendant(s) :

COUNTY OF COLUMBIA, PA  
AUG 23 11:11 AM  
FILED

APPEARANCES:

✓ TROY FRIEDMAN, ESQUIRE, Attorney for the Plaintiff via  
teleconference.  
No Appearance by the Defendant.

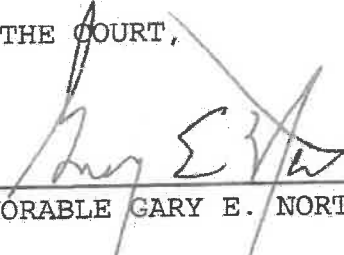
ORDER OF COURT

AND NOW, to wit, on this 22<sup>nd</sup> day of August, 2024, after  
the conduct of an on the record phone conference with counsel for  
the Plaintiff and the Sheriff (the Defendants have not appeared  
because a default judgement was entered against them), the Motion

and the Plaintiff's Second (Emergency) Motion  
are filed 8/22/24

for Postponement of Sheriff Sale filed on June 7<sup>th</sup>, 2024, is hereby  
GRANTED according to the terms of this Order, and the sale  
presently scheduled for August 28<sup>th</sup>, 2024, is CANCELLED. When the  
bankruptcy automatic stay is no longer applicable, then the  
Plaintiff may re-list the property for sale by filing a *Motion to  
Re-List Property for Sale*, at which time the Court will entertain  
that Motion. If the property is re-listed for sale, the Plaintiff  
shall not need to deposit any further monies with the Sheriff  
unless costs are exceeded above that which has been deposited.  
The status conference for September 3<sup>rd</sup>, 2024, is hereby CANCELLED.

BY THE COURT,

  
HONORABLE GARY E. NORTON, P.J.

THE BANK OF NEW YORK MELLON : IN THE COURT OF COMMON PLEAS OF  
TRUST COMPANY, NATIONAL : THE 26<sup>TH</sup> JUDICIAL DISTRICT OF  
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NEW YORK TRUST COMPANY, N.A. : COLUMBIA COUNTY BRANCH  
AS SUCCESSOR TO JPMORGAN :  
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RESIDENTIAL ASSET MORTGAGE : FORECLOSURE  
PRODUCTS, INC., MORTGAGE :  
ASSET-BACKED PASS-THROUGH :  
CERTIFICATES, SERIES 2003-RP1: NO. 29-CV-2022

Plaintiff :

V :

MARK BERTOLLO; A/K/A :  
MARK A. BERTOLLO :  
BRANDI BERTOLLO :  
Defendant(s) :

COUNTY OF COLUMBIA, PA  
2024 AUG 23 AM 11:15  
FILED  
CLERK OF COURT

APPEARANCES:

✓ TROY FRIEDMAN, ESQUIRE, Attorney for the Plaintiff via  
teleconference.  
No Appearance by the Defendant.

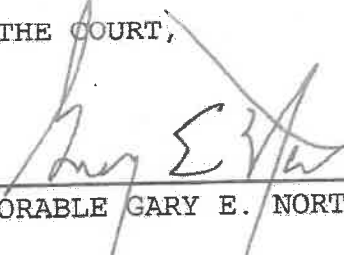
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BY THE COURT,

  
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CRANE & PARTNERS, PLLC**  
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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

August 27, 2024

**VIA FACSIMILE( 570-389-5625 )**

Columbia County Sheriff Office  
SheriffCountyContact.35 West Main Street  
Bloomsburg, PA, 17815

RE: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL  
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
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ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 v. MARK BERTOLLO  
A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County No: 2022-CV-29-MF  
Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please **STAY** the Sheriff Sale scheduled for **10/30/2024**, on behalf of the Plaintiff.

Sale is **STAYED** for the following reason: **by Defendants Court Order**

Should you have any questions or concerns, please contact our office via telephone or via email at  
[PASales@raslg.com](mailto:PASales@raslg.com).

Very Truly Yours,  
Laura Tracy  
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.

ORIGINAL

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 NEW YORK TRUST COMPANY, N.A. : COLUMBIA COUNTY BRANCH  
 AS SUCCESSOR TO JPMORGAN :  
 CHASE BANK, AS TRUSTEE FOR : CIVIL ACTION - MORTGAGE  
 RESIDENTIAL ASSET MORTGAGE : FORECLOSURE  
 PRODUCTS, INC., MORTGAGE :  
 ASSET-BACKED PASS-THROUGH :  
 CERTIFICATES, SERIES 2003-RP1: NO. 29-CV-2022  
 Plaintiff :

COUNTY OF COLUMBIA, PA

528 AUG 23 PM 12:11

CLERK

V

✓✓ MARK BERTOLLO; A/K/A - Via 1st Class & Certified U.S. Mail  
 MARK A. BERTOLLO : # 7019 0700 0000 1344 5546  
 ✓✓ BRANDI BERTOLLO - Via 1st Class & Certified U.S. Mail  
 Defendant(s) : # 7009 0960 0001 1075 8771

APPEARANCES:

✓ TROY FRIEDMAN, ESQUIRE, Attorney for the Plaintiff via teleconference.  
 No Appearance by the Defendants  
 ✓ Timothy Chamberlin - Col Cty Sheriff - hand delivery

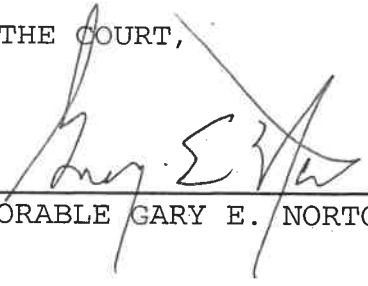
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BY THE COURT,



HONORABLE GARY E. NORTON, P.J.

Sheriff

THE BANK OF NEW YORK MELLON : IN THE COURT OF COMMON PLEAS OF  
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PRODUCTS, INC., MORTGAGE :  
ASSET-BACKED PASS-THROUGH :  
CERTIFICATES, SERIES 2003-RP1: NO. 29-CV-2022  
Plaintiff :  
V :  
MARK BERTOLLO; A/K/A :  
MARK A. BERTOLLO :  
BRANDI BERTOLLO :  
Defendant(s) :

CLERK OF SUPERIOR COURT  
COUNTY OF COLUMBIA, PA  
2024 AUG 23 AM 11:20

APPEARANCES:

TROY FRIEDMAN, ESQUIRE, Attorney for the Plaintiff via  
teleconference.  
No Appearance by the Defendant.

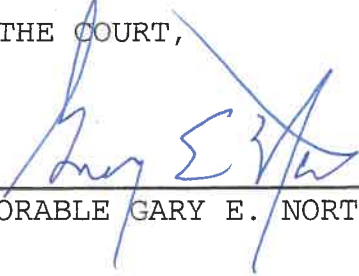
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BY THE COURT,



---

HONORABLE GARY E. NORTON, P.J.



**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

M. Troy Freedman, Esquire

PA ID No. 85165

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

[tfreedman@raslg.com](mailto:tfreedman@raslg.com)

FILED  
PROTESTANTARY

2024 AUG 22 PM 12: 01

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY, N.A.  
AS SUCCESSOR TO JPMORGAN CHASE BANK,  
AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1

Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendants

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

**SECOND (EMERGENCY) MOTION FOR POSTPONEMENT OF SHERIFF'S SALE**

Plaintiff, by its counsel, moves this Honorable Court for a second postponement of sheriff's sale scheduled in the above captioned matter and, in support thereof, avers the following:

1. This mortgage foreclosure proceeding involves the real property situated at 1140 REAR SPRING GARDEN AVENUE, BERWICK, PA, 18603 ("Property"). (Pl.'s Compl., ¶3).
2. A sheriff's sale of the Property is currently scheduled for August 28, 2024.
3. The Plaintiff seeks a further postponement of the sheriff's sale as the Chapter 13 bankruptcy proceeding of Defendant MARK BERTOLLO A/K/A MARK A. BERTOLLO remains pending as of this date. A true and correct printout of the

PACER docket report for the bankruptcy case of Defendant MARK BERTOLLO A/K/A MARK A. BERTOLLO with personally identifiable information redacted and run as of today is attached hereto as Exhibit "A" and made a part hereof.

4. Plaintiff believes it is preferable for all parties to have sheriff's sale postponed so that Defendants' mortgage loan is not charged for another sheriff's sale deposit and advertising costs.
5. Also, postponement of the sheriff's sale of the Property comports with the pending bankruptcy automatic stay, which prevents Plaintiff from proceeding to sheriff's sale. *See* 11 U.S.C. §362(a).
6. 11 U.S.C. §362(a) provides, in pertinent part, as follows:
  - (a) Except as provided in subsection (b) of this section, a petition filed under section 301, 302, or 303 of this title, or an application filed under section 5(a)(3) of the Securities Investor Protection Act of 1970, operates as a stay, applicable to all entities, of—
    - (1) the commencement or continuation, including the issuance or employment of process, of a judicial, administrative, or other action or proceeding against the debtor that was or could have been commenced before the commencement of the case under this title, or to recover a claim against the debtor that arose before the commencement of the case under this title;
    - (2) the enforcement, against the debtor or against property of the estate, of a judgment obtained before the commencement of the case under this title;
    - (3) any act to obtain possession of property of the estate or of property from the estate or to exercise control over property of the estate;
    - (4) any act to create, perfect, or enforce any lien against property of the estate;
    - (5) any act to create, perfect, or enforce against property of the debtor any lien to the extent that such lien secures a claim that arose before the commencement of the case under this title;
    - (6) any act to collect, assess, or recover a claim against the debtor that arose before the commencement of the case under this title; . . . .
7. Defendants will suffer no prejudice by a further postponement of sheriff's sale.
8. The sheriff's sale of the Property was postponed twice already by Plaintiff voluntarily pursuant to Pa. R.Civ.P. 3129.3(b)(1).
9. As the two voluntary sheriff's sale postponements accorded by Pa. R.Civ.P.

3129.3(b)(1) had been exhausted, Plaintiff filed its first Motion for Postponement of Sheriff's Sale on June 07, 2024, which was thereafter granted on June 10, 2024.

10. In addition to the foregoing rule of procedure, postponement of sheriff's sale is also within the equitable power of the Court of Common Pleas. "Although an action of mortgage foreclosure is an action at law in Pennsylvania, equitable relief is nevertheless available in such an action if it can be granted consistently with principles of law." *Union Nat. Bk. of Little Rock v. Cobbs*, 567 A.2d 719, 721 (Pa. Super. 1989) (citing *Fleet Real Estate Funding Corp. v. Smith*, 530 A.2d 919, 923, n.3 (Pa. Super. 1987)). This Court has plenary power to administer equity according to well-settled principles of equity jurisprudence in cases under its jurisdiction. *Turner v. Hosteller*, 518 A.2d 833 (Pa. Super. 1986).

WHEREFORE, Plaintiff respectfully requests that the sheriff's sale of the Property be postponed to the regularly scheduled COLUMBIA County sheriff's sale scheduled for October 30, 2024.

Respectfully submitted,

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

Date: 8/20/24

By: 

M. Troy Freedman, Esquire  
PA ID No. 85165  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

M. Troy Freedman, Esquire

PA ID No. 85165

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

tfreedman@raslg.com

FILED  
NOTARY

2024 AUG 22 PM 12: 01

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY, N.A.  
AS SUCCESSOR TO JPMORGAN CHASE BANK,  
AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1

Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendants

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

**CERTIFICATE OF SERVICE**

I, M. Troy Freedman, Esquire, hereby certify that true and correct copies of Plaintiff's  
Second (Emergency) Motion for Postponement of Sheriff's Sale, Brief, Certificate of  
Compliance, exhibit, Praecipe for Entry of Appearance, and proposed Order were sent by regular  
U.S. mail, postage prepaid on the date listed below to the following persons:

BRANDI BERTOLLO & MARK BERTOLLO A/K/A MARK A. BERTOLLO  
1140 REAR SPRING GARDEN AVE.  
BERWICK, PA 18603

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

Date:

8/20/24

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

M. Troy Freedman, Esquire  
PA ID No. 85165  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

M. Troy Freedman, Esquire

PA ID No. 85165

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

[tfreedman@raslg.com](mailto:tfreedman@raslg.com)

FILED  
NOTARY  
2024 AUG 22 PM 12:01  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 Plaintiff</p> <p>v.</p> <p>MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendants</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2022-CV-29-MF</p>
---	---


**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.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

*A Florida professional limited liability company*

Date: 8/20/24

By:   
M. Troy Freedman, Esquire  
PA ID No. 85165  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

FILED  
CLERK OF COURT  
2024 JUL 18 AM 11:47  
COUNTY OF COLUMBIA, VA

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1  
Plaintiff

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO Defendant(s)

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

The Sheriff's Sale scheduled for **6/12/2024** for the above-captioned matter has been continued until **8/28/2024 at 9:00AM**.

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 7/17/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff



**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

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

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

August 15, 2024

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: 1140 REAR SPRING GARDEN AVENUE, BERWICK PA, 18603  
Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter.

Plaintiff requests that the sale scheduled for **08/28/2024** be postponed until **10/30/2024**.  
**(Per Court Order. Court Order to follow.)**

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

\*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.

19-384856 - LaT

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RPI,  
Plaintiff,

vs.

MARK BERTOLLO A/K/A MARK A. BERTOLLO and BRANDI BERTOLLO,  
Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH

: CIVIL ACTION-MORTGAGE  
: FORECLOSURE

: NO.: 29-CV-2022

FILED  
CLERK  
2024 JUL 17 PM 1:37  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA

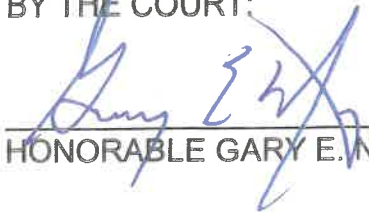
**ORDER**

AND NOW, to wit, on this 16<sup>th</sup> day of July, 2024, after attempting to convene a Status Conference scheduled for this date by Order dated June 10, 2024, and upon a failure of Plaintiff's counsel to attend, and after trying to reach Plaintiff's counsel by her listed telephone number of (855) 225-6906, and upon dialing that number, the undersigned judge found that, despite the telephone system professing to be a "dial by last name" entry system, but with every entry of Plaintiff's counsel's last name (on the Motion for Postponement of Sheriff's Sale "Cierra Mendez"; the judge also tried a named partner in the Plaintiff's counsel's law firm, "Crane") rendering an automated answer of "No names match the name you entered" (even the named partner of "Crane") and thus being unable to reach Plaintiff's counsel or any live person in Plaintiff's counsel's law firm, and, as a result of the foregoing, the court's time and effort was wasted, it is hereby ORDERED as follows:

1. On or before July 26, 2024, Cierra Mendez, Esq. shall email the undersigned at "[gnorton@columbiapa.org](mailto:gnorton@columbiapa.org)" a good telephone number through which the court can actually access Cierra Mendez, Esq. and a telephone number through which the court can actually access a receptionist, with directions on how to do so.

2. The Status Conference is hereby continued to the 3<sup>rd</sup> day of September, 2024 at 9:30 o'clock a.m. in Courtroom 1 of the Columbia County Courthouse, 35 W. Main St., Bloomsburg PA 17815. An attorney licensed to practice law in Pennsylvania from Plaintiff's law firm (Robertson, Anschutz, Schneid, Crane & Partners, PLLC ("Plaintiff's Law Firm") shall be in live attendance. A failure to attend shall subject Plaintiff's Law Firm to sanctions, contempt and dismissal of the present action. The court cannot conduct business if attorneys do not attend hearings and conferences and do not answer the telephone.

BY THE COURT:



HONORABLE GARY E. NORTON, P.J.



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

**LAW OFFICES**

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

Richard Citron, Esq.  
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133 Gaither Drive, Suite F  
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Phone: 855-225-6906  
Fax: 866-381-9549  
www.raslegalgroup.com

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

July 17, 2024

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 VS. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County Docket No.: 2022-CV-29-MF

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

\* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the 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.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1

Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

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

The Sheriff's Sale scheduled for **6/12/2024** for the above-captioned matter has been continued until **8/28/2024 at 9:00AM.**

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 7/17/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

[cmendez@raslg.com](mailto:cmendez@raslg.com)

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1  
Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

**CERTIFICATE OF FILING**

I, Cierra Mendez, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below.

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 7/17/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No.: 334198  
Attorneys for Plaintiff



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

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

October 16, 2023

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL  
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL  
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO  
A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
Columbia Docket: 2022-CV-29-MF  
Property Address: REAR 1140 SPRING GARDEN AVENUE, BERWICK PA, 18603  
Our File No.: 19-384856 - JoB

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 10/18/2023 be postponed until 1/24/2024.

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

19-384856 - JoB

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

Nicole C. Rizzo, Esquire PA ID No. 332712

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

[nrizzo@raslg.com](mailto:nrizzo@raslg.com)

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1

Plaintiff,

vs.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2022-CV-29-MF

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

The Sheriff's Sale scheduled for **10/18/2023** for the above-captioned matter has been continued until **01/24/2024 at 9:00 a.m.**

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 10/24/23

By: 

Nicole C. Rizzo, Esquire PA ID No. 332712  
Attorneys for Plaintiff



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

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

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

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

January 17, 2024

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: REAR 1140 SPRING GARDEN AVENUE, BERWICK PA, 18603

Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for **01/24/2024** be postponed until **02/21/2024**.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

\*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.

19-384856 - LaT



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

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State of Florida*

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

\*\*\*\*\***REVISED**

February 12, 2024

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for **02/21/2024** be postponed until **04/03/2024**.  
**(Per Court Order. Court Order to follow)**

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

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19-384856 - LaT

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff	NO.: 2022-CV-29-MF
v.	
MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendants	

**ORDER**

AND NOW, this *15<sup>th</sup>* day of *Feb.*, 2024, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

**ORDERED** that the Sheriff's sale currently scheduled for February 21, 2024, is extended two months to the regularly scheduled Columbia County Sheriff Sale scheduled for April 03, 2024. No further advertising or additional notice to lienholders or Defendants is required provided the postponement is announced at the Sheriff's Sale.

BY THE COURT

*[Handwritten Signature]*

CLERK OF COURT  
COUNTY OF COLUMBIA, PA

2024 FEB 16 AM 9:59

FILED  
CLERK

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**  
*A Florida professional limited liability company*  
ATTORNEYS FOR PLAINTIFF  
Cierra Mendez, Esquire, PA ID No.: 334198  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
(855) 225-6906  
[cmendez@raslg.com](mailto:cmendez@raslg.com)

FILED  
CLERK OF COURT  
2024 MAR -1 PM 12:00  
COUNTY OF COLUMBIA PA

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 Plaintiff</p> <p>v.</p> <p>MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2022-CV-29-MF</p>
---	---

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

The Sheriff's Sale scheduled for **02/21/2024** for the above-captioned matter has been continued until **04/03/2024 at 09:00 a.m.**

Robertson Anschutz, Schneid, Crane & Partners, PLLC  
*A Florida professional limited liability company*

Date: 2/29/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys 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  
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Phone: 855-225-6906  
Fax: 866-381-9549  
www.raslegalgroup.com

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

March 21, 2024

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter.

Plaintiff requests that the sale scheduled for **04/03/2024** be postponed until **06/12/2024**.  
**(Per Court Order. Court order to follow.)**

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

\*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.

19-384856 - LaT

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 Plaintiff</p> <p>v.</p> <p>MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendant(s)</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p> <p>NO.: 2022-CV-29-MF</p> <p>FILED CLERK OF COURT COUNTY OF COLUMBIA, PA 2024 APR -2 PM 1:26 REGISTRARY</p>
---	---

**ORDER**

AND NOW, this *2nd* day of *April*, 2024, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

**ORDERED** that the Sheriff's sale currently scheduled for April 03, 2024, is extended two months to the regularly scheduled Columbia County Sheriff Sale scheduled for June 12, 2024. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff's Sale.

BY THE COURT

  
J.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

[cmendez@raslg.com](mailto:cmendez@raslg.com)

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL  
ASSET MORTGAGE PRODUCTS, INC.,  
MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2003-RP1  
Plaintiff

v.

MARK BERTOLLO A/K/A

MARK A. BERTOLLO; BRANDI BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

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

The Sheriff's Sale scheduled for **4/3/2024** for the above-captioned matter has been continued until **6/12/2024 at 9:00AM**.

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 4/9/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff

**RAS**<sup>TM</sup>  
**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

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Fax: 866-381-9549  
www.raslegalgroup.com

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

May 31, 2024

**VIA FACSIMILE 570-389-5625**  
COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: 1140 REAR SPRING GARDEN AVENUE, BERWICK PA, 18603  
Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter.

Plaintiff requests that the sale scheduled for **06/12/2024** be postponed until **08/28/2024**.  
**(Per Court Order. Court Order to follow.)**

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

\*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.

19-384856 - LaT

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 Plaintiff</p>	<p>COURT OF COMMON PLEAS OF COLUMBIA COUNTY</p>
<p>v.</p>	<p>NO.: 2022-CV-29-MF</p>
<p>MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendant(s)</p>	<p>FILED CLERK OF COURT COUNTY OF COLUMBIA, PA 2024 JUN 11 PM 12:26</p>

**ORDER**

AND NOW, this 10<sup>th</sup> day of June, 2024, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

**ORDERED** that the Sheriff's sale currently scheduled for June 12, 2024, is extended two months to the regularly scheduled Columbia County Sheriff Sale scheduled for August 28, 2024. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff's Sale.

*status conference hereby scheduled for the 16<sup>th</sup> day of July, 2024 at 3:00 o'clock P.M. in Courtroom 1 of the Columbia County Courthouse.*

BY THE COURT

*[Signature]*

**Notice of the entry of this Order shall be provided to all parties by the moving party.**



The Law Office of  
**ATTORNEY JOHN FISHER LLC**  
126 South Main Street, Pittston, Pennsylvania 18640  
TEL: (570) 569-2154 • FAX: (570) 569-2167

October 16, 2023

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg PA 17815  
Sent via fax to 570-389-5625

Re: Mark Andrew Bertollo  
Notice of Chapter 13 Bankruptcy

Dear Sheriff,

Attached please find a Notice of Chapter 13 Bankruptcy for Mark Andrew Bertollo. Please consider cancelling the foreclosure sale scheduled for tomorrow as the bankruptcy stay has taken effect. Thank you and please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "John Fisher", written over the word "Sincerely,".

John Fisher, Esq.

Attachments

cc: Robertson, Anschutz, Schneid, Cranc & Partners, PLLC  
Sent via fax to #973-404-8886

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/16/2023 at 2:40 PM and filed on 10/16/2023.



**Mark Andrew Bertollo**  
210 Walnut Street  
Berwick, PA 18603  
SSN / ITIN: xxx-xx-8923

The case was filed by the debtor's attorney:

**John Fisher**  
126 South Main Street  
Pittston, PA 18640  
570-569-2154

The case was assigned case number 5:23-bk-02368.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Sylvia H. Rambo US Courthouse 1501 N. 6th St. Harrisburg PA 17102.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
10/16/2023 14:42:40			
PACER Login:	rr2284jf	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:23-bk-02368

Timothy T. Chamberlain

## Sheriff of Columbia County

## October 2023

Properties for sale by the Sheriff for October 2023. Click on each docket number to view the handbill for detailed information.

The information contained on this page is subject to change up to the date and time of the Sheriff Sale, the terms of service are posted on the Sheriff's website.

Sale Date No. ↓ Sale Status	Judgment Amount ↓ Total Cost	Property Address	Tax Parcel No. ↓ Twp/Borough ↓	Defendant	Plaintiff Attorney ↓	Docket No. ↓
10-18-2023 9:00 am scheduled	\$31,801.29 \$0.00	20 SHAWNEE ROAD BLOOMSBURG, PA 17815	31-302-006 Scott	ANTONIO GEATTI	Michael T. McKeever, Esq.	2019CV1355
10-18-2023 9:00 am scheduled	\$89,483.13 \$0.00	1140 SPRING GARDEN AVENUE Berwick, PA 18603	04C 02 01800 Berwick	MARK BERTOLLO, BRANDI BERTOLLO	RAS CITRON LLC	2022CV29
10-18-2023 9:00 am scheduled	\$242,472.70 \$0.00	540 SCENIC AVENUE BLOOMSBURG, PA 17815	2201C00500000 MAIN	KEITH HENRY	Michael T. McKeever, Esq.	2023CV490
10-18-2023 9:00 am scheduled	\$44,087.36 \$0.00	310 NORTH 2ND STREET Catawissa, PA 17820	08 02 09000 Catawissa	DEBRA J. FRONK	Michael T. McKeever, Esq.	2022CV975
10-18-2023 9:00 am scheduled	\$143,497.45 \$0.00	827 LIGHTSTREET ROAD BLOOMSBURG, PA 17815	05 E 10 027000 000 BLOOMSBURG	CHERISE L. ALLEN	RAS CITRON LLC	2023CV595
10-18-2023 9:00 am scheduled	\$116,252.42 \$0.00	281 SAVAGE HILL ROAD Orangeville, PA 17859	150400500 Fishingcreek	JOSEPH NESTASIE, III, NESTASIE OCCUPANTS	BROCK & SCOTT PLLC	2023CV573
10-18-2023 9:00 am continued from January 2022	\$97,406.41 \$0.00	604 RIDGE ROAD Benton, PA 17814	19-10-016- 00,000 Jackson	DAMIAN JAMES YARNELL, CHRISTINE M LUSCHAS, ESQ	MARSH & ASSOCIATES LLC	2019CV1221
10-18-2023 9:00 am continued from June 2023	\$133,126.93 \$0.00	2897 WHITE BIRCH LANE BLOOMSBURG, PA 17815	31-04A-087- 00.00 Scott	LEXIE / LESLEE ANDREWS, ALLAN B. ANDREWS /Vandermark	RAS CITRON LLC	2022CV643
10-18-2023 9:00 am continued from August 2023	\$115,798.39 \$0.00	823 BOTTOM ROAD MILLVILLE, PA 17846	17-03-019-01- 000 Greenwood	BROCK ADAMS, TAMMY R. ADAMS	HILL WALLACK LLP	2022CV137
10-18-2023 9:00 am continued from August 2023	\$96,283.38 \$0.00	365 VINE STREET Berwick, PA 18603	04804-06200 Berwick	JEFFREY WEAVER	Michael T. McKeever, Esq.	2022CV883
10-18-2023 9:00 am continued from July	\$204,440.43 \$0.00	252 3RD AVE Berwick, PA 18603	07-01A-047 Berwick	GAYLE VOUGHT	Michael T. McKeever, Esq.	2022CV1093

## Timothy Chamberlain

---

**From:** Gloria Bobersky <gbobersky@verizon.net>  
**Sent:** Tuesday, May 14, 2024 11:46 AM  
**To:** Timothy Chamberlain  
**Subject:** upcoming Sheriff sales

Mr. Tim,

Please see below the amount for your upcoming Sheriff sales:

519 Martzville Road owes \$3254.92 thru June 2024. *Hause*

205 Martzville Road owes \$837.64 thru June 2024. *Jackson*

1140 R Spring Garden Avenue owes \$270.00 thru June 2024. *Bertello*

Thanks again for all your help.

gloria

---

# BAJSA

**Gloria Bobersky**

**BAJSA Authority Manager**

1108 Freas Avenue

Berwick, PA 18603

[gloriab@berwicksewer.org](mailto:gloriab@berwicksewer.org)

(570) 752-8477

**RAS**<sup>TM</sup>  
**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. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

April 9, 2024

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 VS. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County Docket No.: 2022-CV-29-MF

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

\* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the 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.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1  
Plaintiff

v.

MARK BERTOLLO A/K/A  
MARK A. BERTOLLO; BRANDI BERTOLLO  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

**CERTIFICATE OF FILING**

I, Cierra Mendez, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below.

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 4/9/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff

FILED  
NOTARIAL PUBLIC

2024 APR 10 PM 12:00

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**  
*A Florida professional limited liability company*  
ATTORNEYS FOR PLAINTIFF  
Cierra Mendez, Esquire, PA ID No.: 334198  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
(855) 225-6906  
cmendez@raslg.com

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL  
ASSET MORTGAGE PRODUCTS, INC.,  
MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2003-RP1  
Plaintiff

v.

MARK BERTOLLO A/K/A  
MARK A. BERTOLLO; BRANDI BERTOLLO  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY  
NO.: 2022-CV-29-MF

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

The Sheriff's Sale scheduled for **4/3/2024** for the above-captioned matter has been continued until **6/12/2024 at 9:00AM.**

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

Date: 4/9/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

Nicole C. Rizzo, Esquire PA ID No. 332712

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

[nrizzo@raslg.com](mailto:nrizzo@raslg.com)

RECEIVED: 4/1/24  
NOT FILED OF RECORD:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1  
Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO.: 2022-CV-29-MF

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendant(s)

**PLAINTIFF'S MEMORANDUM OF LAW IN SUPPORT OF ITS MOTION FOR POSTPONEMENT OF SHERIFF'S SALE**

Pennsylvania R.C.P. 3129.3 allows for the postponement of a Sheriff's sale of real property by special order of Court.

In the instant matter, the Sheriff's sale of the mortgaged property known as REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603 has been previously postponed and is currently scheduled for April 03, 2024. This postponement is requested to allow time to review bankruptcy and seek relief to proceed, if appropriate.

Defendants will suffer no prejudice by the granting of the relief requested. In fact, Defendants will benefit from the postponement. Accordingly, Plaintiff respectfully requests a continuance of the Sheriff's sale of the mortgaged property, located at REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603, to the Sheriff's sale as set forth in the Motion.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's sale of the above-mentioned mortgaged property be postponed to the regularly scheduled Columbia County Sheriff's sale scheduled for June 12, 2024.

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
*A Florida professional limited liability company*

Date: 3/28/24

By: Nicole C. Rizzo  
Nicole C. Rizzo, Esquire PA ID No. 332712  
Attorneys 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

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Phone: 855-225-6906  
Fax: 866-381-9549  
www.raslegalgroup.com

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

February 29, 2024

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 VS. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County Docket No.: 2022-CV-29-MF

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

\* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the 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.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

[cmendez@raslg.com](mailto:cmendez@raslg.com)

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1  
Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO  
Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

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

The Sheriff's Sale scheduled for **02/21/2024** for the above-captioned matter has been continued until **04/03/2024 at 09:00 a.m.**

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 2/29/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No. 334198  
Attorneys for Plaintiff

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

ATTORNEYS FOR PLAINTIFF

Cierra Mendez, Esquire, PA ID No.: 334198

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

(855) 225-6906

cmendez@raslg.com

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THE BANK OF NEW YORK TRUST COMPANY,  
N.A. AS SUCCESSOR TO JPMORGAN CHASE  
BANK, AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-RP1

Plaintiff

v.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO.: 2022-CV-29-MF

**CERTIFICATE OF FILING**

I, Cierra Mendez, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the Columbia County Office of Prothonotary on the date set forth below.

Robertson Anschutz, Schneid, Crane &  
Partners, PLLC

*A Florida professional limited liability company*

Date: 2/29/2024

By: Cierra Mendez  
Cierra Mendez, Esquire, ID No.: 334198  
Attorneys for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
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James Robertson, Esq.  
deceased  
Everett Anschutz, Esq. TX Bar  
David J. Schneid, Esq. FL Bar  
John T. Crane, Esq. GA, and  
TX Bar

February 9, 2024

**VIA FACSIMILE 570-389-5625**

COLUMBIA County Sheriff's Office  
Attn: Real Estate Department

RE:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 vs. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Columbia Docket: 2022-CV-29-MF**

Property Address: REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

Our File No.: 19-384856 - LaT

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for **02/21/2024** be postponed until **04/03/2024**.

Should you have any questions or concerns, please contact our office via telephone or via email at [PASales@raslg.com](mailto:PASales@raslg.com)

Very Truly Yours,

Laura Tracy

\*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.

19-384856 - LaT

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Ana Rodriguez being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

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

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

*[Handwritten signature]*

Sworn and subscribed to before me this 25 day of October 2023.

*[Handwritten signature: Shawn H. Stair]*

(Notary Public)

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

Member, Pennsylvania Association of Notaries

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

PRESS ENTERPRISE Classifieds reaches over 22,000 print readers every day plus 68,000 unique visitors to our website monthly.

MISSED PAPER? Call our Customer Service Team at 570-784-2121, ext. 4980 by 10am

PLACING CLASSIFIED ADS email: classifieds@pressenterprise.net or online: pressenterpriseonline.com

MONDAY MARKETPLACE ADS IT'S FREE to advertise your merchandise UNDER \$1600

DRIVE-THRU HOURS: 9:00am - 3:00pm

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2022CV29

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

WEDNESDAY, OCTOBER 18, 2023 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain part of a lot or piece of land situated on the south side of Spring Garden Avenue in D.A. Michael's Addition to West Berwick (now Borough of Berwick) in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the southeast corner of Lot No. 108 on the northern boundary of Schley Alley, thence by Schley Alley, north 87 degrees 10 minutes east 45 feet to the southwest corner of Lot No. 110; thence by the same lot line north 2 degrees 50 minutes west 65 feet to a point; thence South 87 degrees 10 minutes west 45 feet to a point on the eastern boundary of Lot No. 108; thence south 2 degrees 50 minutes east 65 feet to a point on the eastern boundary of Lot No. 109, east side being bounded on the south by Schley Alley.

BEING the same premises conveyed by Edward L. Bertollo, Jr. and Sally A. Bertollo, his wife to Mark A. Bertollo unmarried by deed dated January 15, 1997 and by the office for the Sheriff of Columbia County and for Columbia County on January 22, 1997 in Deed Book 646 Page 723.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, or well or law as in equity, of, to and to the same.

BEING KNOWN AS: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

PROPERTY ID: 0402 01800

TITLE TO SAID PREMISES IS VESTED MARK A. BERTOLLO AND BRANDI BERTOLLO, HUSBAND AND WIFE BY DEED FROM MARK A. BERTOLLO, DATED MARCH 30, 2001 RECORDED APRIL 6, 2001 INSTRUMENT NO. 200102880

PROPERTY ADDRESS: 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 02 01800

Seized and taken into execution to be sold as the property of MARK BERTOLLO, BRANDI BERTOLLO in suit of THE BANK OF NEW YORK MELLON TRUST CO.

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 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: TIMOTHY CHAMBERLAIN, Sheriff HAS CITRON LLC Columbia County, Pennsylvania

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV58

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

WEDNESDAY, OCTOBER 18, 2023 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of ground situated in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the southwest corner of Lot #3, in the Bloomsburg Floral Company's Addition to the Town of Bloomsburg, said point being on the northern right-of-way line of Pennsylvania Route #487, in line of land now or formerly of William S. Beckley and via Alan Beckley, his wife; THENCE in a westerly direction along the northern right-of-way lines of said Pennsylvania Route #487, 75 feet more or less to a point in line of lands now or formerly of Martin M. Hughes and Sonia M. Hughes, his wife; THENCE along now or formerly said Hughes land, North 39 degrees West, 125 feet more or less to an iron pipe; THENCE by the same, North 51 degrees East, 15 feet more or less in line of Lot #3, lands now or formerly of the said William S. Beckley, et ux; THENCE by lands now or formerly of said Beckley, South 39 degrees East, 125 feet more or less to a point on the northern right-of-way line of said Pennsylvania Route #487, the place of BEGINNING.

PARCEL: 05E 10 027000000

PROPERTY ADDRESS: 827 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815

BEING KNOWN AS: 827 LIGHTSTREET ROAD BLOOMSBURG, PA 17815

PROPERTY ID: 05E10 027000000

TITLE TO SAID PREMISES IS VESTED CHERISE L. ALLEN, A MARRIED WOMAN BY DEED FROM DAVID G. BAUDER AND JUDITH H. BAUDER JOINED BY HIS WIFE NICOLE BAUDER DATED 01/20/2016 RECORDED 01/29/2016 INSTRUMENT NO. 201600686

PROPERTY ADDRESS: 827 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 10 027000 000

Seized and taken into execution to be sold as the property of CHERISE L. ALLEN in suit of CONVENTIONAL/RR/VA/RR/RA

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 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: TIMOTHY CHAMBERLAIN, Sheriff HAS CITRON LLC Columbia County, Pennsylvania

PRESS+ENTERPRISE Motor Route Carrier Needed Immediate Opening Stillwater/Jonestown Area Less than 2 hours daily Approx. 55 miles \$900.00/month (+ tips) Must have reliable vehicle/driver's license/valid insurance/18+ yrs old

Contact: Rich 780-441-5913 or Suzanne 780-784-2121 x1408

Public Notices Public Notices Public Notices

ESTATE NOTICE Estate of Betty J. Danilowicz, w/o Betty Jean Danilowicz, AKA Betty Danilowicz, late of 150 Mill Street, Benton, Columbia County, Pennsylvania, deceased, Date of Death: June 3, 2023

Notice is hereby given that Letters Testamentary in the above named estate have been granted to William L. Danilowicz, to whom all persons owing to said estate are requested to make payment, and those having claims or demands against it, to make known the same without delay at Krashar, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, Pennsylvania 17815.

James Kalmanson 705 East Front St, Danville, PA 17821

Free For Free Jobs General

FREE: 5 Bored Rock Laying Jobs. Call 570-855-9284

FREE: 6 mo. old male Cockspoo. Comes w/food, all paper work, dog bowls, crates. Call 272-297-4476

FREE: Fresh headboard for full size bed. Call 570-441-8248

FREE: Cat, Male, about 2 yrs. lived. 570-336-2177

FREE: Coolers, square Synblom (204) in exc. cond. Leave message 570-271-1316

FREE: Kittens, 12 wk., 1 black, 1 red, 8 1 black/grey legs. Litter trained. Call 570-752-2882

FREE: Kittens, Ten weeks old. Litter trained. One black, one red and one white. 570-752-2882

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2022CV95

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

WEDNESDAY, OCTOBER 18, 2023 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

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

Under and Subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title. BEING KNOWN AS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08 02 09000

BEING THE SAME PREMISES WHICH THOMAS E. ANDREWS BY DEED DATED 11/15/1988 AND RECORDED 11/18/1990 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 642, AT PAGE 0153, GRANTED AND CONVEYED UNTO DEBRA J. FRONK.

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

UPI / TAX PARCEL NUMBER: 08 02 09000

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

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 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: TIMOTHY CHAMBERLAIN, Sheriff HAS CITRON LLC Columbia County, Pennsylvania

WANTED EMP Metals Clean Copper \$3.00 to \$2.75 Clean Brass \$2.20 to \$1.75 Cans 45¢ Clean Alum. 46¢ Tin, Steel, Iron Cars \$6.00 Monday-Friday 8am-4pm Sat. 8-noon 570-759-2579 Rt. 11 Berwick

Free For Free Jobs General JANITORIAL Part-Time, Evenings Apply to Employer Independence Honda Columbia Blvd (Rt. 11) Bloomsburg Healthcare NORTHWESTERN HOME Care Now Hiring Caregivers 570-359-2436 Call Classifieds 570-784-6151

Work Wanted Landscaping Painting BRANNON PAINTING 570-784-4300 Selling a House? Call 570-784-6151 AUCION CALENDAR PUBLIC AUCTION, THUR., OCT. 12 @ 6:00pm 1003 E 3RD ST. (RT. 93), MESSICK, PA 17835

ESTATE NOTICE Estate of SAMUEL C. MORROW, JR. AKA SAMUEL CURLIN MORROW, JR., late of the Borough of Danville, Monroe County, Pennsylvania, deceased, Date of Death: May 31, 2023

PERSONALS SHANNON RYAN From all your friends at PRESS ENTERPRISE

CRYPTOQUIP DMZV QJFIS XJF QZII Z LUPX SFII RVJXP VMZV HJUR JA KJP KZP VJJ IAH? ZA J LUPSPZDA ZQJFAV Yesterday's Cryptiquip: ROCK TUNE ABOUT AN ANDEAN PET BEAST THAT COMPLETELY LACKS RHYTHM: "YOUR LLAMA DON'T DANCE." Today's Cryptiquip Clue: Q equals C



**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.raslegallgroup.com

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

October 24, 2023

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1 VS. MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO  
COLUMBIA County Docket No.: 2022-CV-29-MF

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Laura Tracy

Legal Assistant

Enclosures

cc: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

\* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the 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.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

*A Florida professional limited liability company*

**Attorneys for Plaintiff**

Nicole C. Rizzo, Esquire PA ID No. 332712

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

nrizzo@raslg.com

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1

Plaintiff,

vs.

MARK BERTOLLO A/K/A MARK A. BERTOLLO;  
BRANDI BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2022-CV-29-MF

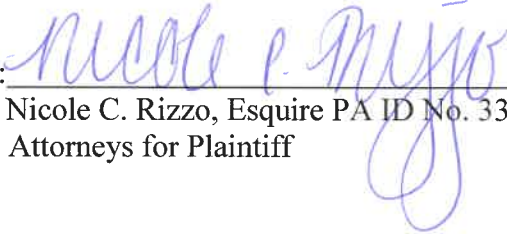
**CERTIFICATE OF FILING**

I, Nicole C. Rizzo, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the Columbia County Office of Prothonotary on the date set forth below.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

*A Florida professional limited liability company*

Date: 10/24/23

By:   
Nicole C. Rizzo, Esquire PA ID No. 332712  
Attorneys for Plaintiff

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

THE BANK OF NEW YORK MELLON TRUST VS MARK & BRANDI BERTOLLO

NO. 43-2023 ED

NO. 29-2022 JD

DATE/TIME OF SALE: OCTOBER 18, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

4323

2022 CV 29

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ 165.00  
 LEVY (PER PARCEL) \$15.00  
 MAILING COSTS \$ 24.00  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ 24.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 5.50  
 NOTARY \$ 15.00  
 TOTAL \*\*\*\*\* \$ 406.00

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 162.40  
 SOLICITOR'S SERVICES \$100.00  
 TOTAL \*\*\*\*\* \$ 187.40

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 71.75  
 TOTAL \*\*\*\*\* \$ 81.75

REAL ESTATE TAXES:  
 BORO, TWP & COUNTY 20 \$ \_\_\_\_\_  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 20 \$ 5.00  
 TOTAL \*\*\*\*\* \$ 5.00

MUNICIPAL FEES DUE:  
 SEWER 20 \$ 814.15  
 WATER 20 \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ 814.15

SURCHARGE FEE (DSTE) \$ 60.00  
 MISC. \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ -0-

TOTAL COSTS (OPENING BID) \$ 3238.30

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

REAL ESTATE TAX CERTIFICATION

Date: 10/03/2023

Fee: \$5.00

Cert. NO: 44980

BERTOLLO MARK A & BRANDI  
C/O 210 WALNUT STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20010 -2880  
Location: 1140 SPR GDN AVE R PT  
Parcel Id:04C-02 -018-00,000

Assessment: 17,333  
Balances as of 10/03/2023

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

By: Skewiff

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

04 C.02-018

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
Nicole Rizzo, Esquire, Id. No. 332712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1, Plaintiff</p> <p>v</p> <p>MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO Defendant(s)</p>	<p>COURT OF COMMON PLEAS COLUMBIA COUNTY.</p> <p>NO: 2022-CV-29-MF</p> <p>MORTGAGE FORECLOSURE</p>
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**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**Owner(s):** MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO

**Property:** REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

**Improvements:** RESIDENTIAL DWELLING

**Judgment amount:** \$89,483.13

The above captioned property is scheduled to be sold at the **COLUMBIA County Sheriff's Sale on October 18, 2023 at 09:00AM, to enforce the court Judgment of \$89,483.13, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815.** Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

*No delin taxes  
owners No*

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST CO  
vs.  
BERTOLLO, MARK (et al.)

Case Number  
2022CV29

## SERVICE COVER SHEET

**Service Details:**

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

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

**Notes:** SALE DATE & TIME: 10/18/2023 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1140 SPRING GARDEN AVENUE  
BERWICK, PA 18603

**Final Service:**

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

**Adult In Charge:**

**Relation:** Posting 1839

**Date:** 9/8/23 **Time:** ~~0000~~

**Deputy:** 06 **Mileage:**

**Phone:**

3	4	5	6

**Service Attempt Notes:**

1. Re-Post at 1140 Rear -
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

maeia Scalisi

570-854-8840

(POSTING)

2022CV29

1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

NO EXPIRATION