



Columbia County Parcel Viewer

Columbia County GIS



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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

SHERIFF'S RETURN OF SERVICE

09/08/2023 09:34 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

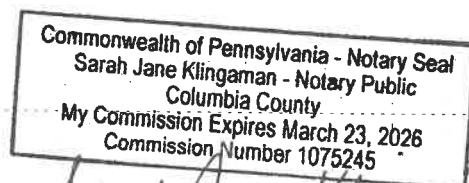
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 08, 2023

Affirmed and subscribed to before me this

8TH day of SEPTEMBER, 2023

NOTARY



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



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

Case Number
2022CV29

SHERIFF'S RETURN OF SERVICE

07/19/2023 10:07 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SALL BERTOLLO - MOTHER IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRANDI BERTOLLO AT REAR 1140 SPRING GARDEN AVE, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 20, 2023

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

NOTARY

Affirmed and subscribed to before me this

20TH day of JULY, 2023



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

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

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

MORTGAGE FORECLOSURE

2023 ED43

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.2

Plaintiff, by and through its undersigned counsel, avers that:

1. On September 13, 2023, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the (se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On September 13, 2023, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

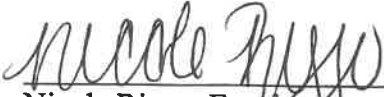
All Notices were served within the time limits set forth by Pa. Rule C.P. 3129.

COPY

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

Dated: 10/13/23

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


Nicole Rizzo, Esquire
Attorney ID No. 382712

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Nicole Rizzo, ID No. 332712
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>
--	---

AFFIDAVIT PURSUANT TO RULE 3129.1

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 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 REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603.

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

Brandi Bertollo
210 Walnut Street
Berwick, PA 18603

Mark Bertollo A/K/A Mark A. Bertollo
210 Walnut Street
Berwick, PA 18603

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

Brandi Bertollo
210 Walnut Street
Berwick, PA 18603

Mark Bertollo A/K/A Mark A. Bertollo
210 Walnut Street
Berwick, PA 18603

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

4. Name and address of last recorded holder of every mortgage 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
1661 Worthington Road
Suite 100,
West Palm Beach, FL 33409

Pennsylvania Housing Finance Agency
Homeowner's Emergency Mortgage Assistance Program
2101 North Front Street
P.O. Box 15530
Harrisburg, PA 17105-5530

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:

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

Commonwealth of PA, Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
Rear 1140 Spring Garden Avenue
Berwick, PA 18603

Columbia County Probation Department
35 W. 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:



/ Nicole Rizzo, Esquire, Id. No. 332712
Attorney for Plaintiff

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

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

AFFIDAVIT OF SERVICE

I, Nicole Rizzo, counsel for Plaintiff, hereby certify I did serve upon Defendant(s) MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO a true and correct copy of the above-captioned Notice of Sale as follows:

By personally handing a copy to the Defendant BRANDI BERTOLLO who accepted service of the notice of sale for Defendant, MARK BERTOLLO A/K/A MARK A. BERTOLLO at 210 Walnut St., Berwick, PA 18603.

The proof of service is attached hereto as Exhibit "A".

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 any false statements made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Respectfully submitted,

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 10/13/23

By: Nicole C. Rizzo
Nicole C. Rizzo, Esquire, ID No. 832712
Attorney for Plaintiff

EXHIBIT A

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

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 (Petitioner)

2022-CV-29-MF

vs.

MARL BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: MARK A. BERTOLLO

ADDRESS: 210 Walnut St. Berwick, PA 18603, USA

ON: 9/13/2023

AT: 6:32:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: BRANDI BERTOLLO (WIFE).

DESCRIPTION: RACE: WHITE, SEX: FEMALE, AGE: 50, HEIGHT: 5'2", WEIGHT: 190, HAIR COLOR: BROWN

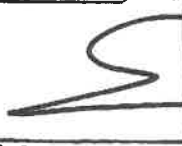
COMMENTS:

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES AND TIMES:

1.) 9/13/2023, 6:32:00 PM

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 13 DAY OF

Sept, 2023



Commonwealth of Pennsylvania - Notary Seal
Eric M. Afferbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860

NOTARY


CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

APS File # 165394-0001

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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
COLUMBIA COUNTY
NO: 2022-CV-29-MF

v.

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
210 WALNUT STREET, 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 **1140 SPRING GARDEN AVENUE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **10/18/2023** at **9:00 AM** at **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$89,483.13**, obtained by Plaintiff above (the mortgagee) against you. 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.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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
COLUMBIA COUNTY
NO: 2022-CV-29-MF

v.


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

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: 04C02 01800

By: 
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
/ Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

Case Number: 2022-CV-29-MF

Judgment Amount: \$89,483.13

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

Legal Description

ALL that certain part of a lot or piece of land situate 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, the place of beginning.

The same being a 65 foot piece of Lot No. 109, said piece 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 recorded in the office for the Recorder of Deeds in 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, waters, water-courses, 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, as well at law as in equity, of, in and to the same.

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

PROPERTY ID: 04C02 01800

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

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 (Petitioner) 2022-CV-29-MF

vs.

MARL BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: BRANDI BERTOLLO

ADDRESS: 210 Walnut St. Berwick, PA 18603, USA

ON: 9/13/2023

AT: 6:32:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

SERVED TO: BRANDI BERTOLLO

DESCRIPTION: RACE: WHITE, SEX: FEMALE, AGE: 50, HEIGHT: 5'2", WEIGHT: 190, HAIR COLOR: BROWN

COMMENTS:

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES AND TIMES:

1.) 9/13/2023, 6:32:00 PM

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 14 DAY OF

SEPT, 2023

Commonwealth of Pennsylvania - Notary Seal
Eric M. Afflerbach, Notary Public
Berks County
My Commission Expires November 18, 2025
Commission Number 1000860

NOTARY


CONSTABLE / PROCESS SERVER

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

APS File # 165394-0001

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
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Mt. Laurel, NJ 08054
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Attorneys for Plaintiff

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BERTOLLO
Defendant(s)

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BLOOMSBURG, PA 17815
(570)784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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
COLUMBIA COUNTY
NO: 2022-CV-29-MF

v.



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

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: 04C02 01800

By: 
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
/ Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff 

Case Number: 2022-CV-29-MF

Judgment Amount: \$89,483.13

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

Legal Description

ALL that certain part of a lot or piece of land situate 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, the place of beginning.

The same being a 65 foot piece of Lot No. 109, said piece 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 recorded in the office for the Recorder of Deeds in 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, waters, water-courses, 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, as well at law as in equity, of, in and to the same.

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

PROPERTY ID: 04C02 01800

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

EXHIBIT B

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

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

MORTGAGE FORECLOSURE

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.

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.

Name and Address of Sender

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Henni Crommarty

Registered
 Insured
 COD
 Certified

Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Article Number
2022-CV-29-MF

Name of Addressee, Street, and Post Office Address
Columbia County Tax Claim Bureau
11 W. Main Street, Main Street County Annex
Bloomsburg, PA 17815

Postage Fee
Handling Charge
Act. Value (If Regis.)
Insured Value

Due Sender If COD
R.R. Fee
S.D. Fee
S.H. Fee
Ret. Del. Fee Remarks

10/18/2023

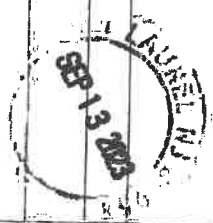
Columbia County Domestic Relations Section
11 W. Main Street
Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue
Bureau of Compliance
P. O. Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
Rear 1140 Spring Garden Avenue
Berwick, PA 18603

Columbia County Probation Department
35 W. Main Street
Bloomsburg, PA 17815

Pennsylvania Housing Finance Agency
Homeowner's Emergency Mortgage Assistance Program
2101 North Front Street
P.O. Box 15530
Harrisburg, PA 17105-5530

Berwick Area Joint Sewer Authority
1108 Ereas Avenue
Berwick, PA 18603



Total number of Pieces Listed by Sender
7

Total Number of Pieces Received at Post Office
7

Postmaster, Per (Name of Receiving Employee)
H. Barry

The full declaration of value is required for all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1994

Report - RAS # 19-384856 (Columbia County)

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

SHERIFF'S RETURN OF SERVICE

07/19/2023 10:07 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SALL BERTOLLO - MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK BERTOLLO A REAR 1140 SPRING GARDEN AVE, BERWICK, PA 18603.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 20, 2023

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

NOTARY

Affirmed and subscribed to before me this
20TH day of JULY, 2023

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



August 11, 2023

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**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,**

VS.

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

**NO: 2022-CV-29-MF
NO: 2023-ED-43**

Dear Timothy:

The amount due on the sewer account #112262 for the property located at 1140 Spring Garden Avenue, Berwick Pa through December 31, 2023, is **\$814.15**.
This amount includes fees to satisfy a lien on the property.

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

Sincerely,


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

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, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2023

BILL NO.
2734

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,333	12.135	206.13	210.34	231.37
SINKING		1	16.98	17.33	19.06
FIRE		1.25	21.24	21.67	22.75
LIGHT		1.25	21.24	21.67	22.75
BORO RE		18.1	307.46	313.73	329.42
The discount & penalty have been calculated for your convenience			573.05	584.74	625.35
PAY THIS AMOUNT			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

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

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-02 -018-00,000		
1140 REAR SPRING GARDEN AVE		
.0671 Acres		
Land	2,500	
Buildings	14,833	
Total Assessment	17,333	

This tax returned to courthouse on:
January 1, 2024

573.05
964664394
Connie
FILE COPY

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

4/30/23

Bill Date: 7/1/2023

Bill #: 360

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

2023-2024 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

022207

04C02 01800000 360 C04
BERTOLLO MARK A & BRANDI
210 WALNUT ST
BERWICK PA 18603-3805



COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04C02 01800000

Property Location and Description:
1140 REAR SPRING GARDEN AVE
.0671

Assessment:

L= 2,500
B= 14,833
T= 17,333

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	50.920	882.60
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
AMOUNTS DUE		
If Paid By 8/31/2023	2% Discount Amount	→ 864.95
If Paid By 10/31/2023	Face Amount	→ 882.60
If Paid After 10/31/2023	10% Penalty Amount	→ 970.86

Last Day to Pay: 12/31/2023

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

C & B was paid by mortgage company
Connie

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855)225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
1140 SPRING GARDEN AVENUE 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 **1140 SPRING GARDEN AVENUE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **Oct. 18, 2023** at **9:00 AM** at **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$89,483.13**, obtained by Plaintiff above (the mortgagee) against you. 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.

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 - Sale Notice	Zone: 43	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: 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: CLERK
Date: 7/21/23 Time: 10:17
Deputy: 4 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHOF

2022CV29

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

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 - Sale Notice	Zone:	43
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:			
Relation:	FLORIST RECEIVED		
Date:	7/21/23	Time:	1117
Deputy:	4	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. _____

GINGHER, CONNIE C.

2022CV29

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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 - Sale Notice	Zone:	43
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	REAR 1140 SPRING GARDEN AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SALLY BERTELLO		
Relation:	MOTHER		
Date:	7/19/23	Time:	1007
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2022CV29

REAR 1140 SPRING GARDEN AVE, BERWICK, PA 18603 NO EXPIRATION

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 - Sale Notice	Zone:	43
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Sadi Cook		
Relation:	Director		
Date:	7-19-23	Time:	1440
Deputy:	6	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 2022CV29 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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 - Sale Notice	Zone:	43
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	Deb Hower		
Relation:			
Date:	7-19-23	Time:	1435
Deputy:	6	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

2022CV29

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 - Sale Notice **Zone:** 43
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 10/18/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRANDI BERTOLLO
Primary Address: REAR 1140 SPRING GARDEN AVE
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address: 210 WALNUT STREET
BERWICK, PA 18603
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: SALLY BERTOLLO
Relation: MOTHER-IN-LAW
Date: 7/19/23 **Time:** 1007
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERTOLLO, BRANDI

2022CV29

REAR 1140 SPRING GARDEN AVE, BERWICK, PA 18603 NO EXPIRATION

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 - Sale Notice **Zone:** 43

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

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

Serve To:

Name: MARK BERTOLLO

Primary Address: REAR 1140 SPRING GARDEN AVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: ~~210 WALNUT STREET
BERWICK, PA 18603~~

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SALLY BERTOLLO

Relation: MOTHER

Date: 7/19/23 **Time:** 1007

Deputy: 4 **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. _____

BERTOLLO, MARK

2022CV29

REAR 1140 SPRING GARDEN AVE, BERWICK, PA 18603 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2023

Fee: \$5.00

Cert. NO: 44423

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 07/19/2023

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: Columbia County Sheriff Per: dh

Sheriff

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 07/18/23

Account:

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

Sale	Ad ID:	1272136
	Description:	Bertollo, Mark and Brandi
	Run Dates:	09/27/23 to 10/11/23
	Class:	2
	Agate Lines:	228
	Blind Box:	

Total Ad Cost	\$1,621.40
Amount Paid	\$0.00
<u>Publication</u>	<u>Start</u> <u>Stop</u> <u>Inserts</u> <u>Cost</u>
Press Enterprise	09/27/23 10/11/23 3 \$1,621.40

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 situate 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, the place of beginning. The same being a 65 foot piece of Lot No. 109, said piece 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 recorded in the office for the Recorder of Deeds in 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, drive-ways, passages, waters, 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, as well as at law as in equity, of, in 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 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

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

v.

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

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: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$89,483.13
Interest From 07/12/2023 to (day of sale) _____ (at \$14.71 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) _____ at \$14.71 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____

Prothonotary

Prothonotary

By: Barbara N. Silvestri/mt
Clerk

Date: 7/13/2023

*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. 2022-CV-29-MF

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

WRIT OF EXECUTION

JUDGMENT AMOUNT	\$89,483.13
Interest from 07/12/2022 to (day of sale) _____	\$ _____ *
Total	\$ _____ *
	\$ _____
Interest from (day after sale) _____	\$ _____
(at \$14.71 per diem)	\$ _____
Cost to be added	\$ _____
Writ Total	\$ _____
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

By: Nicole Rizzo
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
____ Robert Flacco, Esquire ID No. 325024 rflacco@raslg.com
____ John G. Simolike, Esquire ID No. 330430 jsimolike@raslg.com
/ Nicole Rizzo, Esquire ID No. 332712 nrizzo@raslg.com
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
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

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: Nicole Rizzo
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
✓____ Nicole Rizzo, Esquire ID No. 332712
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: July 17th 2023

Re: Sheriffs Sale Advertising Dates

THE BANK OF NEW YORK MELLON TRUST COMPANY
VS.
Mark & Brandi Bertollo

No. 29 of 2022 J.D. and No. 43 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week September 27th 2023

2nd Week October 4th 2023

3rd Week October 11th 2023

SALE DATE: **October 18th 2023 @ 9:00 a.m**

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
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Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
1140 SPRING GARDEN AVENUE 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 **1140 SPRING GARDEN AVENUE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **Oct. 18, 2023** at 9:00 AM at **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$89,483.13**, obtained by Plaintiff above (the mortgage) against you. 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.

Rear 1140 Spring Garden Ave

\$ 89,483.13

REAL ESTATE OUTLINE

ED # 43

DATE RECEIVED 7-13-2023
DOCKET AND INDEX 2022 CV 29

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 \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>845538</u>

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

SALE DATE Oct. 18th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____



**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

COLUMBIA COUNTY PROTHONOTARY'S OFFICE
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 DOCKET NO. 2022-CV-29-MF

Dear Sir or Madam:

Enclosed please find the Praecipe for Writ of Execution for the above captioned matter. Please file the same and return a time-stamped copy to our office in the self-addressed stamped envelope. I have also enclosed a check to cover the filing fee as well.

Please forward the Writ of Execution package and check made payable to the Sheriff's Office for service of the Notice of Sale.

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
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

AFFIDAVIT PURSUANT TO RULE 3129.1

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 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 1140 SPRING GARDEN AVENUE BERWICK, PA 18603.

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

BRANDI BERTOLLO
REAR 1140 SPRING GARDEN AVE BERWICK PA, 18603

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

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

BRANDI BERTOLLO
1140 SPRING GARDEN AVE BERWICK PA, 18603

MARK BERTOLLO A/K/A MARK A. BERTOLLO
1140 SPRING GARDEN 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:

BERWICK AREA JOINT SEWER AUTHORITY
ADDRESS NOT STATED

4. Name and address of last recorded holder of every mortgage 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
PO BOX 24605, West Palm Beach, FL 33416-4605

PENNSYLVANIA HOUSING FINANCE AGENCY

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

TAX CLAIM BUREAU OF COLOMBIA COUNTY
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

DOMESTIC RELATION OF COLOMBIA COUNTY
11 WEST MAIN STREET, BLOOMSBURG, PA 17815

TENANTS/OCCUPANTS
REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

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: *Nicole Rizzo*
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
✓ Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
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Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2003-RP1
Plaintiff

COURT OF COMMON
PLEAS
COLUMBIA COUNTY

NO: 2022-CV-29-MF

v.

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

LAST KNOWN MAILING ADDRESS

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

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

**BRANDI BERTOLLO
REAR 1140 SPRING GARDEN 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: Nicole Rizzo
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
✓ Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

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Attorneys for Plaintiff

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Plaintiff

COURT OF COMMON
PLEAS
COLUMBIA COUNTY

NO: 2022-CV-29-MF

2023 - ED - 43

v.

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK BERTOLLO A/K/A MARK A. BERTOLLO; BRANDI BERTOLLO
1140 SPRING GARDEN AVENUE 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 **1140 SPRING GARDEN AVENUE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **Oct. 18, 2023** at **9:00 AM** at **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$89,483.13**, obtained by Plaintiff above (the mortgagee) against you. 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.

Case Number: 2022-CV-29-MF

Judgment Amount: \$89,483.13

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

A Florida professional limited liability company

Legal Description

ALL that certain part of a lot or piece of land situate 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, the place of beginning.

The same being a 65 foot piece of Lot No. 109, said piece 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 recorded in the office for the Recorder of Deeds in 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, waters, water-courses, 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, as well at law as in equity, of, in and to the same.

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

PROPERTY ID: 04C02 01800

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

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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
COLUMBIA COUNTY

NO: 2022-CV-29-MF


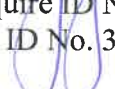
2023 - EP - 43

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: 04C02 01800

By: 
____ Robert Flacco, Esquire ID No. 325024
____ John G. Simolike, Esquire ID No. 330430
✓ Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff 

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff

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

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

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Managing Partner, NJ and PA Offices
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133 Gaither Drive, Suite F
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Phone: 855-225-6906
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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

COLUMBIA COUNTY SHERIFF'S OFFICE
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 DOCKET NO. 2022-CV-29-MF

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 use 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.



COPY

**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
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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
AT 9:00 O'CLOCK A.M.

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

ALL that certain part of a lot or piece of land situate 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, the place of beginning.

The same being a 65 foot piece of Lot No. 109, said piece being bounded on the south by Schley Alley.

BEING the same premises conveyed by Edward L. Bertollo, Jr. and Sally A. Bertollo to Mark A. Bertollo unmarried by deed dated January 15, 1997 and recorded in the office for the Recorder of Deeds in 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, waters, 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, as well at law as in equity, of, in and to the same.

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

PROPERTY ID: 0402 01800

TITLE TO SAD 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 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

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:	
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
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2022CV29

1140 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

Document Receipt

Trans #	19475	Carrier / service:	USPS Server	First-Class Mail®	7/17/2023 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000188880

Doc Ref #: 2023ED43

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans #	19474	Carrier / service:	USPS Server	First-Class Mail®	7/17/2023 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000188873

Doc Ref #: 2023ED43

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans # 19473 Carrier / service: USPS Server First-Class Mail® 7/17/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188866

Doc Ref #: 2023ED43

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19472 Carrier / service: USPS Server First-Class Mail® 7/17/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000188859

Doc Ref #: 2023ED43

Postage 5.8600

HARRISBURG PA 17128



RA9 Citron, LLC

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

Date 07/10/2023

845538

63-8413/2670

*****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

Memo Sheriff Sale D/2022-CV-29-MF/LN#***37578/BERTOLLO, BRANDI BE

⑈845538⑈ ⑆26708413⑆ 260179707⑈

AUTHORIZED SIGNATURE

Security features. Details on back.