## SHERIFF'S SALE COST SHEET

At your on was a series	VS ·
NO. ED NO.	VSJD DATE/TIME OF SALE 5 22 2
DOCKET/RETURN	·
SERVICE PER DEF.	\$15.00 \$ / 3 <
LEVY (PER PARCEL	<del>-                                    </del>
MAILING COSTS	\$15.00
	\$ <u>4250</u>
ADVERTISING SALE BILLS & COPIE	
ADVERTISING SALE (NEWSPAPER) MILEAGE	
POSTING HANDBILL	\$
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00
	\$35:00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>/\$2/\{\}</u>
NOTARY	\$
TOTAL *******	*******
WEB POSTING	\$150,00
PRESS ENTERPRISE INC.	\$ 5 3 4 4 5
SOLICITOR'S SERVICES	\$75:00
TOTAL *******	*******
PROTHONOTARY (NOTARY)	\$10. <del>00</del> -
RECORDER OF DEEDS	e
	9
	\$
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$
TOTAL ********	******
MUNICIPAL FEES DUE:	
CEMED	<b>C</b>
WATER 20	Ψ <u></u> •
TOTAL *******	\$ \$ ************* \$
SURCHARGE FEE (DSTE)	\$ 16 horris
MISC	<u>\$</u>
	\$
TOTAL *******	********
TOTAL COSTS (O)	PENING RID)

## SHERIFF'S SALE COST SHEET

NO. 92-07 ED NO. 259-05 JD DATE/TIME OF SALE TRES TOO
NO. 92-67 ED NO. 359-05 JD DATE/TIME OF SALE (1) 5 /100
DOCKET/RETURN \$15.00
GERT 100
LEVY (PER PARCEL \$\frac{175}{500}\$
MAILING COSTS \$ 37.50
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 313.00 \$ 13.00 \$ 13.00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ 6.50
NOTARY \$ 15,00
NOTARY \$\frac{15,00}{15,00}\$ TOTAL ********** \$\frac{42}{5},50
WEB POSTING \$150.00
PRESS ENTERPRISE INC. \$ 100 PM
SOLICITOR'S SERVICES \$75.00
TOTAL ******** \$ 7/5,00
PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 4/50
RECORDER OF DEEDS \$ 4/50  TOTAL ************ \$ 50.00
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$ 37/5/69
SCHOOL DIST. 20 \$ 97/09
DELINOUENT 20 C
TOTAL ******** \$ (//) / 3 ()
MUNICIPAL FEES DUE:
SEWER 20 \$ \$76.54
WATER 20 \$
SEWER 20 \$_376,57 WATER 20 \$ TOTAL ************************************
SURCHARGE FEE (DSTE) \$ 140.00
MISC\$
TOTAL ************** \$
TOTAL COORTS (C.
TOTAL COSTS (OPENING BID) \$ 色の気を含む

ax Server 12/4/2007 8:11:27 AM PAGE 1/001 Fax Server

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Peter J. Tremper Legal Assistant, Ext. 1481

Representing Lenders in Pennsylvania and New Jersey

December 4, 2007

Via Telefax 570-389-5625

### <u>Memorandum</u>

To:

Office of the Sheriff

**COLUMBIA County** 

Attn:

Real Estate Dept.

JP MORGAN CHASE BANK, AS TRUSTEE

VS.

MARK BERTOLLO BRANDI BERTOLLO COLUMBIA- No. 2005-CV-259-MF

Premises: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

### Dear Sir or Madam:

Please STAY the Sheriff's Sale of the above referenced property which is scheduled for December 5, 2007.

Defendant filed Ch. 13 Bankruptcy on 7/31/07 at #07-51916.

Should you have any questions or concerns do not hesitate to contact me.

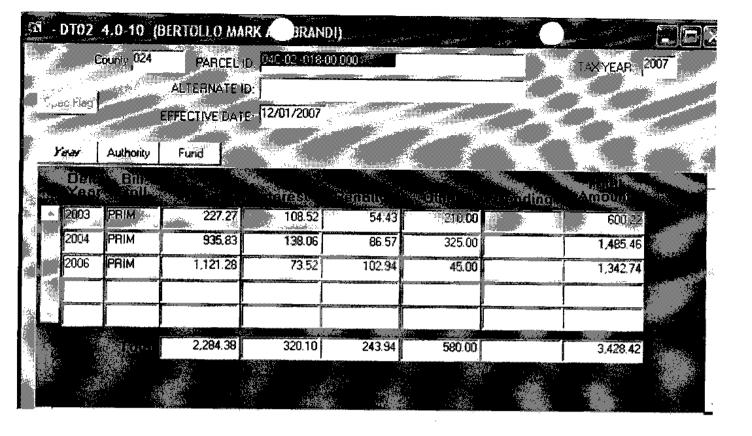
Very truly yours,

Peter J. Tremper

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

I' horgen ching run V	s <u> // // /</u>	k + 180	4	Buttle
NO. $9 \rightarrow 69$ ED	NO	25		JD
DATE/TIME OF SALE:	200	_		
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURCE	JASE		\$	
PURCHASER(S):ADDRESS:				
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMENT	:		\$	<del></del>
TOTAL DUE IN 8 D	DAYS		\$	



7/31/07 Filed Chapter 13 Bankruptcy.

1/001

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Peter J. Tremper Legal Assistant, Ext. 1481

Representing Lenders in Pennsylvania and New Jersey

October 23, 2007

Via Telefax 570-389-5625

### **Memorandum**

To:

Office of the Sheriff

COLUMBIA County

Attn:

Real Estate Dept.

JP MORGAN CHASE BANK, AS TRUSTEE

V3.

MARK BERTOLLO BRANDI BERTOLLO

COLUMBIA- No. 2005-CV-259-MF

Premises: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

### Dear Sir or Madam:

Please POSTPONEthe Sheriff's Sale of the above referenced property which is scheduled for October 24, 2007. Please reschedule this sale for December 5, 2007 at 10:00 am.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

1/001

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Peter J. Tremper Legal Assistant, Ext. 1481

Representing Lenders in Pennsylvania and New Jersey

October 23, 2007

Via Telefax 570-389-5625

### Memorandum

To:

Office of the Sheriff

COLUMBIA County

Attn:

Real Estate Dept.

JP MORGAN CHASE BANK, AS TRUSTEE

VS

MARK BERTOLLO BRANDI BERTOLLO

COLUMBIA- No. 2005-CV-259-MF

Premises: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

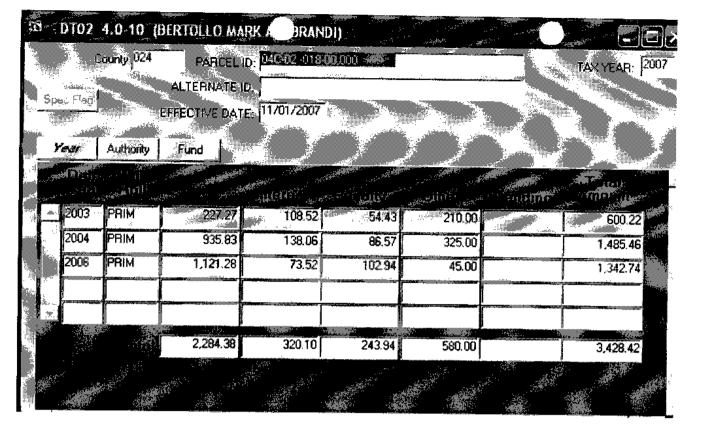
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Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper





September 12, 2007

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

JP MORGAN CHASE BANK, AS TRUSTEE

VŞ.

MARK BERTOLLO BRANDI BERTOLLO

**DOCKET # 92ED2007** 

JD # 259JD2005

Dear Timothy:

The updated amount due on sewer account #112262 for the property located at 1140 Rear Spring Garden Avenue Berwick, Pa through October 2007 is \$376.54. This amount includes the \$116.00 associated with the lien that is currently in place for this property.

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

Sincerely,

Kelly Greer Authority Clerk 92

### Law Office of Tullio DeLuca

381 N. 9th Street Scranton, PA 18504 E-Mail: Tullio.DeLuca@verizon.net

Tullio DeLuca, Esquire Frank J. Packer, Esquire

Telephone: (570) 347-7764 Facsimile: (570) 347-7763

July 31, 2007

Via Fax No. 389-5625 and First Class Mail

Columbia County Sheriff's Office P.O. Box 380 35 West Main Street Bloomsburg, PA 17815

RE:

JP Morgan Chase Bank, as Trustee vs. Mark and Brandi Bertollo

No. 2005-CV-259

Sheriff Sale: August 1, 2007

Mark and Brandi Bertollo

Chapter 13; Case No. 5-07-51916

Date Filed: July 31, 2007

Dear Sir/Madam.

Please be advised that I have been retained to represent Mr. and Mrs. Bertollo's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed on July 31, 2007 with the United States Bankruptcy Court. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. I kindly request that you cease further collection efforts on the above matter. Specifically, I request that you remove the property from the sheriff sale list scheduled for August 1, 2007.

If you have any questions, please feel free to contact me at my office. Thank you.

Very truly yours,

Tullio DeLuca, Esquire

Tulle De suc

TD/lm Enclosure

cc: Mr. and Mrs. Mark Bertollo

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 07/31/2007 at 1:26 PM and filed on 07/31/2007.

Mark A. Bertollo

210 Walnut Street Berwick, PA 18603 SSN: xxx-xx-8923

aka

Mark Bertollo

aka

Mark Andrew Bertollo

Brandi L. Bertollo

210 Walnut Street Berwick, PA 18603 SSN: xxx-xx-5736

aka

Brandi Bertollo

The case was filed by the debtor's attorney: The bankruptcy trustee is:

Tullio DeLuca

381 N. 9th Street Scranton, PA 18504

570 347-7764

Charles J. DeHart, III (Trustee)

8125 Adams Drive, Suite Λ Hummelstown, PA 17036

717 566-6097

The case was assigned case number 5:07-bk-51916-JJT to Judge John J Thomas.

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.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page http://www.pamb.uscourts.gov/ or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

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



Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Peter J. Tremper Legal Assistant, Ext. 1481

Representing Lenders in Pennsylvania and New Jersey

1/001

August 1, 2007

Via Telefax 570-389-5625

### Memorandum

To:

Office of the Sheriff COLUMBIA County

Attn:

Real Estate Dept.

JP MORGAN CHASE BANK, AS TRUSTEE

VS.

MARK BERTOLLO BRANDI BERTOLLO COLUMBIA- No. 2005-CV-259-MF

Premises: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

Dear Sir or Madam:

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Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

## Law Office of Tullio DeLuca

381 N. 9th Street Scranton, PA 18504 E-Mail: Tuilio.DeLuca@verizon.net

Tullio DeLuca, Esquire Frank J. Packer, Esquire

Telephone: (570) 347-7764 Facsimile: (570) 347-7763

July 31, 2007

Via Fex No. 389-5625 and First Class Mail

Columbia County Sheriff's Office P.O. Box 380 35 West Main Street Bloomsburg, PA 17815

JP Morgan Chase Bank, as Trustee vs. Mark and Brandi Bertollo

No. 2005-CV-259

Sheriff Sale: August 1, 2007

Mark and Brandi Bertollo

Chapter 13; Case No. 5-07-51916

Date Filed: July 31, 2007

### Dear Sir/Madam:

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Very truly yours,

Tullio De Luco

Tullio DeLuca, Esquire

TD/lm Enclosure

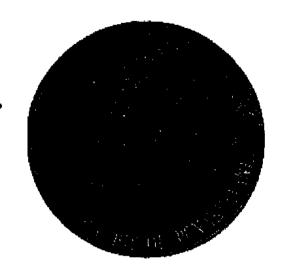
cc: Mr. and Mrs. Mark Bertollo

### United States Bankruptcy Court Middle District of Pennsylvania

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Mark A. Bertollo
210 Walnut Street
Berwick, PA 18603
SSN: xxx-xx-8923
aka
Mark Bertollo
aka
Mark Apdrew Bertollo



Brandi L. Bertollo 210 Walnut Street Berwick, PA 18603 SSN: xxx-xx-5736 aka

Brandi Bertollo

The case was filed by the debtor's attorney: The bankruptcy trustee is:

Tullio DeLuca 381 N. 9th Street Scranton, PA 18504 570 347-7764

Charles J. DeHart, III (Trustee)

8125 Adams Drive, Suite A Hummelstown, PA 17036 717 566-6097

The case was assigned case number 5:07-bk-51916-JJT to Judge John J Thomas.

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.

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

## STATE OF PENNSYLVAY COUNTY OF COUNTY

Paula J. Barry, 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 July 11, 18, 25, 2007 as printed and published; 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.

Sworn and subscribed to before me this	25th day of 50 20-7
·	
Му сог	COMMONVE PER PER LIVANIA TIMISSION EXPORTED Seal Dennis L. Asherifelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2011
	Member, Pennsylvania Association of Notaries, I hereby certify that the advertising and
publication charges amounting to \$ fee for this affidavit have been paid in full.	for publishing the foregoing notice, and the

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

JP Morgan Chase Bank, As Trustee

Court of Common Pleas

Plaintiff

Civil Division

vs.

Columbia County

Mark Bertollo Brandi Bertollo

: No. 2005-CV-259-MF

Defendants

### **ORDER**

AND NOW, this day of \_\_\_\_\_\_\_, 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$103,180.67
Interest Through 8/01/07	30,502.84
Per Diem \$33.33	30,302.01
Late Charges	896.48
Legal fees	2,500.00
Cost of Suit and Title	2,811.00
Sheriff's Sale Costs	2,700.00
Property Inspections	215.50
Appraisal/Brokers Price Opinion	814.31
Mortgage Insurance Premium/Private	0.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00

B. Received by (Printed Name) MAY 29 200.  D. Is delivery address different from item 1? \(\text{\tex{\tex	rvice Type Certified Mail	760 0004 5957 6127 Receipt 102595-02-M-1	SENDER: COMPLETE THIS SECTION  Complete items 1, 2, a 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  Article Addressed to:  OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105	A. Signature  A. Signature  A. Signature  A. Signature  Address  B. Received by (Printed Name)  C. Date of Delivery  D. Is delivery address different from item 1? Yes  If YES, enter delivery address below:  No  3. Service Type  Certified Mail    Express Mail  Registered    Return Receipt for Merchandian
verse (piece,	LVANIA TTN: SHERJFF SA N 3.	7006 2760 Domestic Return Receipt	2. Article Number (Transfer from service label)  PS Form 3811, February 2004  Domestic Ret  Output  Description:	☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes  2760 ☐ ☐ ☐ 4 5 7 5 7 6 1 3 4
Print your name and address on the re so that your name and address on the re so that we can return the card to you.  Attach this card to the back of the mai or on the front if space permits.	<b>-</b>	2. Article Nymber (Transfer from Service label) PS Form 3811, February 2004	SENDER: COMPLETE FUS SECTION  Complete items 1, 2, a 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  1. Article Addressed to:  U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDEAL BUILDING 900 MARKET STREET-5 <sup>TH</sup> FLOOR PHILADELPHIA, PA 19107	COMPLETE THIS SECTION ON DELIVERY  Agent  Address  B. Received by (Phrited Name)  C. Date of Delive  D. Is delivery address different from item 1? Yes  If YES, enter delivery address below: No  3. Service Type  Certified Mail  Registered  Return Receipt for Merchandis  Insured Mail  C.O.D.
		}_	2. Article Number (Transfer from service label) 7006	4. Restricted Delivery? (Extra Fee)
		į	PS Form 3811, February 2004 Domestic Retur	_ <del></del>
				A. Signature  A. Signature  A. Signature  B. Received by (Printed Name)  C. Date of Delive  C. Date of Delive  D. Is delivery address different from item 1?   Yes  If YES, enter delivery address below:  No  3. Service Type  Certified Mail  Registered  Return Receipt for Merchandis  Insured Mail  C.O.D.  4. Restricted Delivery? (Extra Fee)
		<u>i</u>	2. Article Number	2760 0004 5957 6158

the reverse o you. The malipiece, B. Received by (Printed Name) D. Is delivery address different from item 17 C. Date of Delive MAY C. Is delivery address different from item 17 C. Is delivery address below:    A. Restricted Delivery? (Extra Fee)   Domestic Return Receipt   A. Signature	■ Print your name and address on the reverse so that we can return the card to you.  ■ Attach this card to the back of the mallplece, or on the front if space permits.  1. Article Addressed to:  PA Housing Finance Agency PO Box 15530 Harrisburg, PA 17105  2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domes  SENDER: COMPLETE THIS SECTION  ■ Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. ■ Frint your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mallplece, or on the front if space permits.  1. Article Number Comportive alth of PA PO Box 1675 Harrisburg, PA 17105  2. Article Number (Transfer from service label)  2. Article Number PA Form 3811, February 2004 Domes  PS Form 3811, February 2004 Domes
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Suspense/Misc. Credits Escrow Deficit

0.00 <u>2,276.36</u>

**TOTAL** 

\$145,897.16

Plus interest from 8/01/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

151 Seatt W. Maus
1. 112762

Slitt

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

JP Morgan Chase Bank, As Trustee

Court of Common Pleas

Plaintiff

Civil Division

vs.

Columbia County

Mark Bertollo Brandi Bertollo No. 2005-CV-259-MF

Defendants

### **ORDER**

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Mortgage Insurance	
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BY THE COURT

112762

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.

JPMORGAN CHASE BANK.

VS.

MARK & BRANDI BERTOLLO

WRIT OF EXECUTION #92 OF 2007 ED

#### POSTING OF PROPERTY

June 28, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF MARK & BRANDI BERTOLLO AT REAR 1140 SPRING GARDEN AVE. BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUITY PAUL D'ANGELO.

SO ANSWER

DEPUTY SHERIFF

TIMOTHÝ T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup>

DAY OF JUNE 2007

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA

97

PHELAN HALLINAN & SCHMIEG, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

July 2, 2007

Office of the Sheriff Columbia County Courthouse

RE: JP MORGAN CHASE BANK, AS TRUSTEE vs. MARK BERTOLLO and BRANDI BERTOLLO

COLUMBIA COUNTY NO: 2005-CV-259-MF

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with Columbia County Prothonotary's Office as of the date of this letter.

\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\*

Yours truly,

Peter Tremper

for PHELAN HALLINAN & SCHMIEG

\*\*\*PROPERTY IS LISTED FOR THE 8/1/07 SHERIFF'S SALE.\*\*\*

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

JP MORGAN CHASE BANK, AS TRUSTEE

vs.

No.: 2005-CV-259-MF

MARK BERTOLLO BRANDI BERTOLLO

### **AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Sale Date: 8/1/07	,
COUNTY OF COLUMBIA	)
COMMONWEALTH OF PENNSYLVANIA	)

I, DANIEL G. SCHMIEG, ESQUIRE attorney for JP MORGAN CHASE BANK, AS TRUSTEE hereby verify that on JUNE 12, 2007 and JUNE 14, 2007 true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders.

DATE: July 2, 2007

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG LLC ONE PENN CENTER, PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814

Name and

Address of Sender

Fee MAILED FROM ZIP CODE 19103
0004218010 JUN 12 2007
5 0004218010 JUN 12 2007 Postage NIEBO 3 PENNSYLVANIA HOUSING FINANCE AGENCY HOMEOWNERS EMERGENY MORTGAGE DOMESTIC RELATIONS OF COLUMBIA COUNTY Name of Addressee, Street, and Post Office Address COMMONWEALTH OF PENNSYLVANIA C/O ANTHONY J. MCDONALD ESQUIRE COLUMBIA COUNTY COURTHOUSE BERWICK AREA JOINT SEWER DEPARTMENT OF WELFARE REAR 1140 SPRING GARDEN 2101 NORTH FRONT STREET HARRISBURG, PA 17105-5530 208 EAST SECOND STREET BLOOMSBURG, PA 17815 ASSISTANCE PROGRAM HARRISBURG, PA 17105 TENANT/OCCUPANT BERWICK, PA 18603 BERWICK, PA 18603 P.O. BOX 15530 P.O. BOX 2675 P.O. BOX 380 Article Number \*\*\* \*\*\*\* Line ረሳ ø ò œ

TEAM 3/GEN

PHS #112762.

RE:MARK BERTOLLO

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by

2

Sender

Postmaster, Per (Name of

Receiving Employec)

TEAMS

PHELAN HALLINAN & SCHMIEG, LLP One Penn Center at Suburban Station, Suite 1400 Philadelphia, PA 19103

Name and Address of Sender

Postage	 - !	5005 5002 2002	E C	00 diz	O TO MOSE	134 4518	OSO OSO MAIL						The maximum indemnity payable for the isorance is \$50,000 per piece subject to a handise is \$500. The maximum indemnity anual R900,S913 and S921 for limitations
\$55												PHS: 112762 PJT/TEAM 3	The full declaration of value is required on all domestic and international registered mail. The maximum indermity payable for the reconstruction of nonnegotiable documents under Express Mail document 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 \$50.0. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900,S913 and S921 for limitations of coverage.
Name of Addressee, Street, and Post Office Address	REGENCY FINANCE COMPANY 1301 COLUMBIA BLVD. BLOOMSBIRG, PA 17815						7 / 1 - 1					BERTOLLO, MARK P	Received at Post Office (Nature of Receiving Employee)
Article Name of A	REGEN 1301 CC BLOON											Re: BE	<del> </del> -
Line		2	3	4	5	9	7	∞	6	10	=	12	Total Number of Pieces Listed by Sender

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 189-5622

24 HOUR PHONE (520) 784-6300

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 92ED2007

VS

MORTGAGE FORECLOSURE

MARK BERTOLLO BRANDI BERTOLLO

### AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 29, 2007, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRANDI BERTOLLO AT 210 WALNUT STREET, BERWICK BY HANDING TO MARK BERTOLLO, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS WEDNESDAY, MAY 30, 2007

50, 20

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA

My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ÁNGELO DEPUTY SHERIFF

#### TIMOTHY T. CHAMBERLAIN



MIONE (570) 369-5622

24 HOUR PHONE

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 92ED2007

VS

MORTGAGE FORECLOSURE

MARK BERTOLLO **BRANDI BERTOLLO** 

### AFFIDAVIT OF SERVICE

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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME

THIS WEDNESDAY, MAY 30, 2007

NOTARY PUBLIC

TIMOTHY T. CHAMBERLAIN

SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA My Commission Expires November 07, 2009 P. D'ANGELO **DEPUTY SHERIFF** 

Tax Notice 2007 County & Municipality DATE BILL NO. BERWICK BORO TFOR: COLUMBIA COUNTY 03/01/2007 2568 MAKE CHECKS PAYBLE TO: DESCRIPTION ASSESSMENT LESS DISCOUNT | AX AMOUNT DUE MILLS INCL PENALTY Connie C Gingher **GENERAL** 17,333 6.146 1615 Lincoln Ävenue 104,40 106.53 117.18 SINKING 1:345 22.84 Berwick PA 18603 23.31 25.64 LIGHT 16.98 17.33 18.20 FIRE 1.25 HOURS:MON, TUE, THUR & FRI: 9:30AM - 4PM 21.24 21.67 22.75 BORO RE CLOSED WEDNESDAY & HOLIDAYS. 10.6 180.06 183.73. 192.92 CLOSED FRIDAY AFTER DISCOUNT The discount & penalty PHONE:570-752-7442 345.52 352.57 376.69 have been calculated PAY THIS AMOUNT April 30 for your convenience June 30 June 30 If paid on or before If paid on or before If paid after TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED. CNTY TWP This tax returned to Discount 2 % 2 % courthouse on: BERTOLLO MARK A & BRANDI Penalty 10 % 5 % January 1, 2008 C/O 210 WALNUT STREET PARCEL: 04C-02 -018-00,000 BERWICK PA 18603 1140 REAR SPRING GARDEN AVE .0671 Acres Land 2.500 FILE COPY Buildings 14,833 If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT Total Assessment 17,333

T. CHAMBERLAIN OFFICER: SERVICE# 5 - OF - 14 SERVICES DATE RECEIVED 5/22/2007 DOCKET # 92ED2007 PLAINTIFF JP MORGAN CHASE BANK, AS TRUSTEE DEFENDANT MARK BERTOLLO **BRANDI BERTOLLO** ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG PERSON/CORP TO SERVED PAPERS TO SERVED CONNIE GINGHER-TAX COLLECTOR MORTGAGE FORECLOSURE 1615 LINCOLN AVE. BERWICK SERVED UPON POSTED RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_ DATE 05.36 07 TIME //00 MILEAGE \_\_\_\_\_OTHER \_\_\_\_ Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) ATTEMPTS DATE TIME OFFICER REMARKS Date 05 30 07 DEPUTY

OFFICER: T. CHAMBERLAIN SERVICE# 7 - OF - 14 SERVICES DATE RECEIVED 5/22/2007 DOCKET # 92ED2007 PLAINTIFF JP MORGAN CHASE BANK, AS TRUSTEE DEFENDANT MARK BERTOLLO BRANDI BERTOLLO ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG PERSON/CORP TO SERVED PAPERS TO SERVED TENANT(S) MORTGAGE FORECLOSURE REAR 1140 SPRING GARDEN BERWICK SERVED UPON \_\_\_\_ & D BARTOLLO RELATIONSHIP \_\_\_\_\_\_ IDENTIFICATION \_\_\_\_\_ DATE 05 30.67 TIME 1326 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_ Eyes \_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB POE CCSO B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) ATTEMPTS DATE TIME OFFICER REMARKS DATE 05.30.07 DEPUTY

OFFICER: DATE RECEIVED 5/22/2007	SERVICE# 8 - OF - 14 SERVICES DOCKET # 92ED2007
PLAINTIFF JP MORGAN C	CHASE BANK, AS TRUSTEE
DEFENDANT MARK BERTO BRANDI BERT	
	LINAN AND SCHMIEG
PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	MORTORGETORICEOSORE
BLOOMSBURG	
SERVED UPON JOS HORVAT	
RELATIONSHIP DEFUTY DRECTOR	IDENTIFICATION
DATE 5-29-7 TIME 1400 MILEA	AGE OTHER
Race Sex Height Weight I	Eyes Hair Age Military
C. CORPORATION M D. REGISTERED AGE	MBER: 18+ YEARS OF AGE AT POA ANAGING AGENT
F. OTHER (SPECIFY)	
ATTEMPTS DATE TIME OFF	FICER REMARKS
DEPUTY	DATE 5-79-7

DATE RECEIVED		SERVICE# 1 - DOCKET # 92E		CES
PLAINTIFF	JP MORGAN	I CHASE BANK, AS	S TRUSTEE	
DEFENDANT	MARK BERT			
ATTORNEY FIRM	BRANDI BE PHELAN HA	RTOLLO LLIMANIAND COL	IMIEO	
PERSON/CORP TO	SERVED	PAPERS TO SI		
MARK BERTOLLO		MORTGAGE FO		
210 WALNUT STREE			JIECEOSOKE,	
BERWICK				
SERVED UPON	MARK BE.	RTOLLO		
RELATIONSHIP		IDENTIFICA	TION	
DATE \$ 5 - 29 - 7 TI	ME /250 MIL	EAGE	OTHER	
Race Sex I	leight Weight	Eyes Hair	Age Mi	ilitary
	A. PERSONAL SERVED. B. HOUSEHOLD M C. CORPORATION D. REGISTERED AG E. NOT FOUND AT	VICE AT POA <u>'</u> I EMBER: 18+ YEAI MANAGING AGEN GENT	POB POE RS OF AGE AT	CCSO POA
	F. OTHER (SPECIFY	Y)		
ATTEMPTS DATE	TIME C	PFFICER	REMARKS	
DEPUTY	70m 28	DATE	05.29.	

OFFICER: T. C. DATE RECEIVED	HAMBERLAIN 5/22/2007		SERVICE# 2 - OF - 14 SERVICES DOCKET # 92ED2007			
PLAINTIFF	JP MORGA	N CHASE BANK, A	S TRUSTEE			
DEFENDANT	MARK BEI BRANDI B					
ATTORNEY FIRM	PHELAN H	EKTULLU ATTINAN AND SCI	UMIEC			
PERSON/CORP TO	SERVED	PAPERS TO S				
BRANDI BERTOLLO MORTGAGE FORECLOSURE						
210 WALNUT STRE	ET	MORTOROLI	OKECEOSOKE			
BERWICK		<del></del>				
SERVED UPON	MARK 6	SENTOLLO				
RELATIONSHIP	HUSBARD	IDENTIFICA	ATION			
DATE <u>05-29-07</u> TI	ME /230 MI	LEAGE	OTHER			
Race Sex I	Height Weight _	_ Eyes Hair	Age Military			
TYPE OF SERVICE:	B. HOUSEHOLD M C. CORPORATION D. REGISTERED A	MEMBER: 18+ YEA NMANAGING AGEI				
·	F. OTHER (SPECIFY)					
ATTEMPTS DATE	TIME	OFFICER	REMARKS			
DEPUTY +	In Plas	DATE	05.29.07			

DATE RECEIVED 5/22/2007			SERVICE# 6 - OF - 14 SERVICES DOCKET # 92ED2007			
PLAINTIFF	JP MORGAN CHASE BANK, AS TRUSTEE					
DEFENDANT	MARK BERTOLLO BRANDI BERTOLLO					
ATTORNEY FIRM	BKANL PHELA	DI BERTOLLO N HALLINAN AND	SCHMORC			
PERSON/CORP TO	SERVED	PAPERS T	O SEDVED			
BERWICK SEWER		MORTGAG	E FORECLOSU	IDE		
1108 FREAS AVE.		<del></del> -	IL PORECLOSC	, KE		
BERWICK						
SERVED UPON	KRISTY	Romic	·· · · · · · · · · · · · · · · · · · ·			
RELATIONSHIP		IDENTII	FICATION			
DATE 05. 29. 07 TI						
Race Sex I	Height Weig	ht Eyes Hai	r Age	_ Military		
CYPE OF SERVICE:  A. PERSONAL SERVICE AT POA POB POE CCSO  B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  C. CORPORATION MANAGING AGENT  D. REGISTERED AGENT  E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE						
	F. OTHER (SPI	. OTHER (SPECIFY)				
ATTEMPTS DATE	ТІМЕ	OFFICER	REMARI	XS .		
	6, 11	DATI	E OS. 29.	n 7		
	<u> </u>	_ DAII		- /		



May 29, 2007

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

JP MORGAN CHASE BANK, AS TRUSTEE

VS.

MARK BERTOLLO BRANDI BERTOLLO

**DOCKET # 92ED2007** 

JD # 259JD2005

Dear Timothy:

The balance due on sewer account #112262 for the property located at 1140 Rear Spring Garden Avenue Berwick, Pa through September 2007 is \$286.58. This amount includes the \$116.00 associated with the lien that is currently in place for this property.

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

Sincerely,

Kristy Romig Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

## COUNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-MAY-07 FEE: \$5.00

CERT. NO:3457

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

DISTRICT: BERWICK BORO

DEED 20010-2880 LOCATION: 1140 SPR GDN AVE R PT LOT 109 PARCEL: 04C-02 -018-00,000

YEAR	BILL ROLL	AMOUNT	PEND INTEREST	ING TO COSTS	TAL AMOUNT DUE
2003 2004 2006	PRIM PRIM PRIM	591.78 1,369.78 1,305.98	6.34 23.00 27.55	0.00 105.00 0.00	598.12 1,497.78 1,333.53
TOTAL	DUE :			<b>-</b>	\$3,429.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2007 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamber Care, Shoriff din.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	5/22/2007	SERVICE# 11 - OF - 14 DOCKET # 92ED2007	4 SERVICES
PLAINTIFF	JP MORGAN	CHASE BANK, AS TRUS	ГЕЕ
DEFENDANT	MARK BERT BRANDI BER		
ATTORNEY FIRM	PHELAN HAI	LLINAN AND SCHMIEG	
PERSON/CORP TO	SERVED	PAPERS TO SERVED	
COLUMBIA COUNT	Y TAX CLAIM	MORTGAGE FORECLO	SURE
PO BOX 380			
BLOOMSBURG			
SERVED UPON DA	BB HillER		
RELATIONSHIP <u></u>	( RIZ	IDENTIFICATION	
DATE <u>5-25-7</u> TI	ME <u>1340</u> MILE	AGEOTHE	R
Race Sex H	leight Weight	Eyes Hair Age _	Military
TYPE OF SERVICE:	<ul><li>B. HOUSEHOLD ME</li><li>C. CORPORATION M</li><li>D. REGISTERED AG</li></ul>		GE AT POA
	F. OTHER (SPECIFY	)	
ATTEMPTS DATE	TIME OF	FFICER REMA	ARKS
DEPUTY		DATE 5-29-	7

# REAL ESTATE OUTLINE

	ED# <u>92-07</u>
DATE RECEIVED 7 344 11	
DOCKET AND INDEX	<i>y</i>
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	1.
COPY OF DESCRIPTION	1/
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	<u>_ L/</u>
NOTICES OF SHERIFF SALE	
WATCHMAN RELEASE FORM	<del></del>
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	CK# 57889
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE**
SALE DATE	Arca / 200 TIMES SACT
POSTING DATE	7 * 10 / 10 TIME 1000
ADV. DATES FOR NEWSPAPER	1ST WEEK
THE STORY WELL WELL	2 <sup>ND</sup> WEEK
	a RD
	3 WEEK

# SHERIFF'S SALE

### WEDNESDAY AUGUST 1, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2007 ED AND CIVIL WRIT NO. 259 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN part of lot or piece of land situate on the South side of 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 Allen; 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.

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 Recorded of Deeds in and for Columbia County on January 22, 1997 in Deed Book 646, Page 723.

Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603 Tax Parcel #04C-02-018

#### 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 (8) days after the sale is cash, certified check or cashier's check.

IMPORT ANT 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney Daniel G. Schmieg 1617 John F. Kennedy Blvd Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

# SHERIFF'S SALE

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BEGINNING at a point at the Southeast corner of Lot No. 108 on the Northern boundary of Schley Allen; 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.

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Tax Parcel #04C-02-018

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Sheriff of Columbia County Timothy T. Chamberlain www.sheriffofcolumbiacounty.com

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Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603 Tax Parcel #04C-02-018

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Plaintiff's Attorney Daniel G. Schmieg 1617 John F. Kennedy Blvd Philadelphia, PA 19103

Sheriff of Columbia County Timothy T. Chamberlain www.sheriffofcolumbiacounty.com

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

JP MORGAN CHASE BANK, AS TRUSTEE

VS.

MARK BERTOLLO

**BRANDI BERTOLLO** 

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 2005-CV-259-MF Term 200

2007-ED-92

WRIT OF EXECUTION (Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: REAR 1140 SPRING GARDEN, BERWICK, PA 18603 (See Legal Description attached)

Amount Due Additional Fees and Costs Interest from 8/18/05 to Sale at \$18.92per diem

\$115,122.59 \$ 7,436.00

\$ and costs.

Dated May 33, 2007

(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

ALL that certain park 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 66 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.

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Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603 Tax Parcel #04c-02-018

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Onc Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff

### Attorney for Plaintiff

JP MORGAN CHASE BANK, AS TRUSTEE
4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

Plaintiff,

Flaintiii. V.

MARK BERTOLLO

(215)563-7000

210 WALNUT STREET BERWICK, PA 18603

BRANDI BERTOLLO 210 WALNUT STREET BERWICK, PA 18603 **COLUMBIA COUNTY** 

**COURT OF COMMON PLEAS** 

**CIVIL DIVISION** 

NO. 2005-CV-259-MF

Defendant(s).

### **CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

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

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Attorney for Plaintiff One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000 JP MORGAN CHASE BANK, AS TRUSTEE **COLUMBIA COUNTY 4828 LOOP CENTRAL DRIVE** : HOUSTON, TX 77081-2226 COURT OF COMMON PLEAS Plaintiff, CIVIL DIVISION ٧. : NO. 2005-CV-259-MF MARK BERTOLLO 210 WALNUT STREET **BERWICK, PA 18603 BRANDI BERTOLLO** 210 WALNUT STREET BERWICK, PA 18603

### Defendant(s).

### CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LEP By: Daniel G. Schmieg, Esquire Identification No. 62205 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000

Attorney for Plaintiff

COLUMBIA COUNTY

JP MORGAN CHASE BANK, AS TRUSTEE

: **4828 LOOP CENTRAL DRIVE** 

HOUSTON, TX 77081-2226 COURT OF COMMON PLEAS

Plaintiff, CIVIL DIVISION

v.

NO. 2005-CV-259-MF

MARK BERTOLLO 210 WALNUT STREET

BERWICK, PA 18603

BRANDI BERTOLLO 210 WALNUT STREET **BERWICK, PA 18603** 

Defendant(s).

### **AFFIDAVIT PURSUANT TO RULE 3129** (Affidavit No.1)

JP MORGAN CHASE BANK, AS TRUSTEE, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, 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, BERWICK, PA 18603.

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

> NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

MARK BERTOLLO 210 WALNUT STREET

BERWICK, PA 18603

BRANDI BERTOLLO 210 WALNUT STREET

**BERWICK, PA 18603** 

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

> NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

**NAME** 

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

PENNSYLVANIA HOUSING FINANCE AGENCY HOMEOWNERS EMERGENY 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:

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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:

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

BERWICK AREA JOINT SEWER C/O ANTHONY J. MCDONALD ESQUIRE

208 EAST SECOND STREET

**BERWICK, PA 18603** 

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

REAR 1140 SPRING GARDEN

**BERWICK, PA 18603** 

DOMESTIC RELATIONS OF

COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. BOX 2675

**HARRISBURG, PA 17105** 

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

May 21, 2007

Date

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

Plaintiff,

MARK BERTOLLO

210 WALNUT STREET

BERWICK, PA 18603

BRANDI BERTOLLO

210 WALNUT STREET

**BERWICK, PA 18603** 

Attorney for Plaintiff

**COLUMBIA COUNTY** 

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2005-CV-259-MF

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK BERTOLLO 210 WALNUT STREET BERWICK, PA 18603

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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at REAR 1140 S	SPRING G.	ARDEN, BERWICK, PA 18603 is scheduled to be
sold at Sheriff's Sale on	, at	a.m., in the Office of the Sheriff at the
Columbia County Courthouse, Bloomsburg, PA 17815, MORGAN CHASE BANK, AS TRUSTEE, (the Mortgannouncement will be made at said sale in compliance with the compliance of the compliance will be made at said sale in compliance with the compliance will be made at said sale in the said sale will be made at said sale will be wil	to enforce t agee) agains	he Court Judgment of \$115,122.59 obtained by JP st you. In the event the sale is continued an

### 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:

- The Sale will be cancelled if you pay to the Mortgagee, JP MORGAN CHASE BANK, AS TRUSTEE, the 1. back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
- You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the udgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- You may also be able to stop the Sale through other legal proceedings. 3.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will nave of stopping the Sale. (See the Notice below on how to obtain an attorney.)

# YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 (215) 563-7000.
- 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 (215) 563-7000.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- 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.

COLUMBIA COUNTY SUSQUEHANNA LEGAL SERVICES 168 EAST 5<sup>TH</sup> STREET BLOOMSBURG, PA 17815 (570) 784-8760

ALL that certain park 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 66 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.

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 Recorded of Deeds in and for Columbia County on January 22, 1997 in Deed Book 646, Page 723.

Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000

Attorney for Plaintiff

JP MORGAN CHASE BANK, AS TRUSTEE

**COLUMBIA COUNTY** 

4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

**COURT OF COMMON PLEAS** 

Plaintiff,

CIVIL DIVISION

v.

:

:

: :

NO. 2005-CV-259-MF

MARK BERTOLLO 210 WALNUT STREET

**BERWICK, PA 18603** 

BRANDI BERTOLLO 210 WALNUT STREET **BERWICK, PA 18603** 

Defendant(s).

### **AFFIDAVIT PURSUANT TO RULE 3129** (Affidavit No.1)

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LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

MARK BERTOLLO

210 WALNUT STREET BERWICK, PA 18603

**BRANDI BERTOLLO** 

210 WALNUT STREET BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS (If address cannot be

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NONE

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PENNSYLVANIA HOUSING FINANCE AGENCY HOMEOWNERS EMERGENY 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:

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NAME

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:

NAME LAST KNOWN ADDRESS (If address cannot be

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BERWICK AREA JOINT SEWER C/O ANTHONY J. MCDONALD ESQUIRE 208 EAST SECOND STREET

BERWICK, PA 18603

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

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reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

REAR 1140 SPRING GARDEN

**BERWICK, PA 18603** 

DOMESTIC RELATIONS OF

COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA

P.O. BOX 2675

DEPARTMENT OF WELFARE

HARRISBURG, PA 17105

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

May 21, 2007

Date

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Attorney for Plaintiff

Suite 1400 Philadelphia, PA 19103-1814

Attorney for Plaintiff (215)563-7000

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

:

:

:

:

CIVIL DIVISION

NO. 2005-CV-259-MF

MARK BERTOLLO

210 WALNUT STREET

BERWICK, PA 18603

v.

BRANDI BERTOLLO 210 WALNUT STREET

BERWICK, PA 18603

Defendant(s).

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210 WALNUT STREET BERWICK, PA 18603

**BRANDI BERTOLLO** 

210 WALNUT STREET BERWICK, PA 18603

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SAME AS ABOVE

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PENNSYLVANIA HOUSING FINANCE AGENCY HOMEOWNERS EMERGENY MORTGAGE ASSISTANCE PROGRAM

2101 NORTH FRONT STREET

P.O. BOX 15530

**HARRISBURG, PA 17105-5530** 

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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:

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reasonably ascertained, please so indicate.)

BERWICK AREA JOINT SEWER 208 EAST SECOND STREET

C/O ANTHONY J. MCDONALD ESQUIRE BERWICK, PA 18603

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT REAR 1140 SPRING GARDEN

BERWICK, PA 18603

DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE HARRISBURG, PA 17105

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

May 21, 2007

Date

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

### SHERIFF'S RETURN JP MORGAN CHASE BANK, AS TRUSTEE IN THE COURT OF COMMON PLEAS Plaintiff OF COLUMBIA COUNTY VS. No. 2005-CV-259-MF CD Term. MARK BERTOLLO 200 **BRANDI BERTOLLO** Defendants WRIT **ISSUED** NOW, \_\_\_\_\_2007, I, \_\_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff. Defendants alleged address is Sheriff, Columbia County, Pennsylvania Deputy Sheriff AFFIDAVIT OF SERVICE Now, \_\_\_\_\_\_O'Clock \_\_\_\_\_ m., served the within \_\_\_\_\_upon \_\_\_ at \_\_\_\_\_at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_\_ the contents thereof. Sworn and Subscribed before me So Answers, this \_\_\_\_\_ day of \_\_\_\_\_\_ 20 \_\_\_\_\_ \_\_\_\_\_\_ BY; \_\_\_\_ Notary Public Sheriff 20, \_\_\_\_\_, See return endorsed hereon by Sheriff of

So Answers,

return

Sheriff

Deputy Sheriff

County, Pennsylvania, and made a part of this

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUC	TIONS: Please t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN			o not detach any copies.
Plaintiff	Expiration		
JP MORGAN CHASE BANK, AS TRUSTEE		Court Number 2005-CV-259-M	1F
Defendant MARK BERTOLLO & BRANDI BERTOLLO		Type or Writ of Com	uplaint NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR MARK BERTOLLO	DESCRIPTION OF P	ROPERTY TO BE LEV	TED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  210 WALNUT STREET, BERWICK, PA 18603			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDIT	TING SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	eby deputize the Sho	eriff of	
Sheri	ff of COLUMBIA (	County, Penna.	101-1
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHI property under within writ may leave same without a watchman, in custody of whomever is attachment without liability on the part of such deputy or sheriff to any plaintiff herein for a sheriff's sale thereof.	tours in nocesserie		47.7
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone N	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 146 Philadelphia, PA 19103-1814	1 .		
SPACE BELOW FOR USE OF SHERIFF ONLY	— DO NOT	WRITE RELC	W THIS LINE
PLAINTIFF		Court Number	W IIIIS LIVE
			<u> </u>
ETURNED:			
FFIRMED and subscribed to before me this day SO ANSWE	TPS		
	Dep. Sheriff		Date
	<u> </u>		
Signature of	Sheriff		Date
Sheriff of	<u>.</u>	···	

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUCT	ONS: Please t	ype or print legibly, insurin
PROCESS RECEIPT and AFFIDAVIT OF	RETURN			not detach any copies.
Plaintiff		Expiration of		
JP MORGAN CHASE BANK, AS TRUSTEE			ourt Number 005-CV-259-M	F
Defendant MARK BERTOLLO & BRANDI BERTOLLO			ype or Writ of Com	plaint OTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC  BRANDI BERTOLLO				
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State 210 WALNUT STREET, BERWICK, PA 186	03			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	IST IN EXPEDITING	SERVICE.	<del></del>	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 200_, I, Sheriff of COLUMBIA Co. County, to execute the within and make return thereof according to law.	runty, PA do hereby d	eputize the Sheri	ff of	
	Sheriff of	COLUMBIA Co	unty, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIV property under within writ may leave same without a watchman, in custod attachment without liability on the part of such deputy or sheriff to any plasheriff's sale thereof.	IV of whomever is four	ad in moccaccion	after patifician and	C1.
ignature of Attorney or other Originator requesting service on behalf of XX P	Plaintiff	Telephone Nu	mber	Date
	Defendant	(215)563-7		Date
SPACE BELOW FOR USE OF SHER	TEF ONLY	DO NOT W	/DITE DELO	W/TIDO LINE
LAINTIFF	arr oner —		ourt Number	W THIS LINE
·	<u></u>	J		
ETURNED:				
FFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff		Date
20				
	Signature of Sher	iff		Date
	Sheriff of	<del></del>		
		<u></u>	<u> </u>	

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUC	CTIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN _	readability	y of all copies. D	o not detach any copies.
Plaintiff		Expiratio		
JP MORGAN CHASE BANK, AS TRUSTEE			Court Number 2005-CV-259-N	мғ
Defendant MARK BERTOLLO & BRANDI BERTOLLO			Type or Writ of Cor	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESC	RIPTION OF	PROPERTY TO BE LOS	NOTICE OF SALE
			KOLEKIT TO BELE	VIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and REAR 1140 SPRING GARDEN, BERWICK, PA	Zip Code) 18603			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.		
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	ANDBILL OF	SALE.		
NOW,, 200, I, Sheriff of COLUMBIA County. County, to execute the within and make return thereof according to law.	y, PA do hereby d	eputize the S	heriff of	
	Sheriff of C	OLUMBIA	County, Penna.	The state of the s
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	fendant ard, Suite 1400	(215)563	3-7000	
SPACE BELOW FOR USE OF SHERIF	FONLY — 1	DO NOT	WRITE BELO	)W THIS LINE
PLAINTIFF		<u> </u>	Court Number	7 THIS EMILE
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RETURNED:				
EPHALED	SO ANSWERS	<del></del>		<u> </u>
·· <del>············</del> ,	Signature of Dep.	Sheriff		Date
f				
	Signature of Sheri	ff	<u>.</u>	Date
	Sheriff of		<u></u>	
ļ	OUGHH OI			_
	<u> </u>	<del>_</del>		

ALL that certain park 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 cast 45 feet to the southwest corner of Lot No. 110; thence by the same lot line North 2 degrees 50 minutes West 66 feet to a point; thence south 87 degrees 10 minutes west 45 feet to a point on the castern boundary of Lot No. 108; thence south 2 degrees 50 minutes east 65 feet to a point, the place of beginning.

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 Recorded of Deeds in and for Columbia County on January 22, 1997 in Deed Book 646, Page 723.

Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

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Premiscs being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

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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 66 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.

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 Recorded of Deeds in and for Columbia County on January 22, 1997 in Deed Book 646, Page 723.

Premises being: REAR 1140 SPRING GARDEN, BERWICK, PA 18603

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WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any

....., 20 HARRY A. ROADARMEL Sheriff Columbia County, Pa. Sir: — There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE), styled as follows: JP MORGAN CHASE BANK, AS TRUSTEE vs MARK BERTOLLO and BRANDI BERTOLLO The defendant(s) will be found at 210 WALNUT STREET, BERWICK, PA 18603 210 WALNUT STREET, BERWICK, PA 18603 Attorney for Plaintiff If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage. See attached legal description .....

property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or remoyel of any such property before sheriff's sale thereof. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any

WAIVER OF INSURANCE - Now, released from all liability to protect the property described in the within named execution by insurance,

WAIVER OF INSURANCE - Now,

which insurance is hereby waived

...(SEAL)

.....(SEAL)

	, 20
HARRY A. ROADARMEL Columbia County, Pa.	Sheriff
	Sir: — There will be placed in your hands
for service a Writ of EXECUTION	N (REAL ESTATE), styled as
follows: JP MORGAN CHASE BRANDI BERTOLLO	BANK, AS TRUSTEE vs MARK BERTOLLO and
The defendant(s) will be found at 2	10 WALNUT STREET, BERWICK, PA 18603 10 WALNUT STREET, BERWICK, PA 18603
	Attorney for Plaintiff
chattels shall be seized and be lever written copies of description as it	te below where defendants will be found, what foods and ried upon. If real estate, attach five double spaced typed shall appear on the new deed together with Street and do not furnish us with the old deed or mortgage.
See attached legal description	
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		20
a – Now.  protect the property described in the within named execution by insurance, aived  (Attorney for Plaminff(s)	HARRY A. ROADARMEL Sheriff Columbia County, Pa.	
ed execution	Sir: — There will be placed	in your hands
n named	for service a Writ of EXECUTION (REAL ESTATE), styled as	
d in the within	follows: JP MORGAN CHASE BANK, AS TRUSTEE vs MARK BRANDI BERTOLLO	BERTOLLO and
operty describe	The defendant(s) will be found at 210 WALNUT STREET, BERWIC 210 WALNUT STREET, BERWIC	K, PA 18603 K, PA 18603
Now.	Attorney	for Plaintiff
INSURANCI	If Writ of Execution, state below where defendants will be for chattels shall be seized and be levied upon. If real estate, attach five written copies of description as it shall appear on the new deed toget Number of the premises. Please do not furnish us with the old deed	double spaced typed
WAIVER OF released from which insuran	See attached legal description	
WAI releas which		
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ENTITY VENDOR CHECK DATE CHECK NO. Sheriff of Columbia unty [SCOLU] FAP 05/21/2007 598889 COC Adens VENDOR VENTOR TO - 7 DATE CKEPTT NO  $(\pm N \nabla^{p, \bullet} \oplus \underline{\mathcal{I}} \oplus N ))$ TOC ASSIST PERCOUNT PAYMENT AMOUNT 598889 300747090 05/21,2007 112762 17356.00 0.05 1,055,000 OSM [332/c2] 7936575 BERTOLLO, MARK PHELAN HALLINAN & SCHMIEG LLP 1,350.00 ENTER: SUITE: 1400

PHILADELPHIA, PA 19103-1814

ORIGNAL DOCUMENT PRINTED ON ONEMICAL REACTIVE PAPER WITH MIGROPRINTED BORDER

PHELAN HALLINAN & SCHMIEG LLP ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

PHILADELPHIA, PA 19148 COMMERCE BANK

3-180/360

598889 CHECK NO

Void after 180 days

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\*\*\*\*\*\*1,350.00

05/21/2007 DATE

AMOUNT

Order To The

Sheriff of Columbia County

Bloomsburg, PA 17815 35 W Main Street

3E:18081003E0:11 "PBBBP?"

150866

HIS DOCUMENT CONTAINS HEAT GENSITIVE INK. TOUCH ON PHESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

Pay

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DCLLARS

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