Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY vs.
BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

PROPERTY ADDRESS

REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
11/22/2016	Advance Fee	Advance Fee	98099	\$0.00	\$1,350.00
11/22/2016	Advortising Sale (Newspaper)			\$15.00	\$0.00
11/22/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/22/2016	Crying Sale			\$10.00	\$0.00
11/22/2016	Docketing			\$15.00	\$0.00
11/22/2016	Levy			\$15.00	\$0.00
11/22/2016	Mailing Costs			\$24.00	\$0.00
11/22/2016	Posting Handbill			\$15.00	\$0.00
11/22/2016	Press Enterprise Inc.			\$1,036.77	\$0.00
11/22/2016	Sheriff Automation Fund			\$50.00	\$0.00
11/22/2016	Web Posting			\$100.00	\$0.00
01/25/2017	Service			\$165.00	\$0.00
01/25/2017	Service Mileage			\$24.00	\$0.00
01/25/2017	Copics			\$5.50	\$0.00
01/25/2017	Notary Fee			\$15.00	\$0.00
01/25/2017	Surcharge			\$120.00	\$0.00

\$1,627.77 \$1,350.00

TOTAL BALANCE: \$(277.77)

Printed: 7/25/2017 2:57:15PM

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPHINTED BORDER

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003

Citizens Bank

NUMBER

3-7615/360

10665

Two Hundred Seventy-Seven and 77/100**

DATE

AMOUNT

August 28, 2017

********277.77

PAY O THE RDER

Columbia County Sheriff Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Bertollo, Rear 1140 Spring Garden Avenue, Berwick, PA 18603, 7092437578, Bertollo/yb

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J Ustren Lsg. Bloomset: PA, NJ R.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (TX) 856-669-5400

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5100 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office

Attn.: Real Estate

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

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County

Docket No.: 2016-CV-1111

Premises: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern:

Please stay the Sheriff Sale scheduled for 08/02/2017, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Loss Mitigation

Amount collected in consideration of stay: \$0.00

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: SalesandBid@udren.com.

Sincerely,
Udren Law Offices, P.C.
Vanessa Mayers
Foreclosure Specialist

MJU#: 12110356 CASE#: 12110356-2

Mayers, Vanessa

From:

Udren-PA < Udren-PA@ocwen.com>

Sent:

Tuesday, July 25, 2017 5:07 AM

To:

Mayers, Vanessa

Subject:

RE: Request for Total Amount Collected - LN# 7092437578

Vanessa- We have not received any payment yet 1st Down payment date is 09/01/2017

Regards

Mansi Patel | Consultant | Foreclosure-POD 3 Ocwen Financial Solutions Private Limited

Mansi.Patel@ocwen.com P: (561)-682-8000 Ext: 65433

Supervisor Email: Virendra.sharma@ocwen.com| P: (561)-682-8000 Ext: 66869

For any changes to your firm's contact matrix kindly reach out to Attorney.Communications@ocwen.com and your assigned ARM

From: Mayers, Vanessa [mailto:VMayers@udren.com]

Sent: Monday, July 24, 2017 1:12 PM

To: Udren-PA

Subject: Request for Total Amount Collected - LN# 7092437578

Please provide the total dollar amount collected from the borrower in consideration of the stay. We must provide this information to the sheriff to properly stay the scheduled sale date.

Thank you,

Vanessa K. Mayers Foreclosure Specialist Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 Telephone: 856-669-5400, EXT. 5524

Facsimile: 856-669-5525

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

This email and any documents accompanying this email transmission may contain information which is a privileged and confidential attorney-client communication and/or work product of counsel. If you are not the intended recipient, any disclosure, copying, distribution, and/or taking of any action in reliance on the contents of this email information is strictly prohibited and may result in legal action being instituted against you. Kindly reply to the sender advising of the error in transmission and delete the message and any accompanying documents from your system immediately.

IRS Regulations require us to advise you that, unless otherwise specifically noted, any federal tax advice in this communication (including any attachments, enclosures, or other accompanying materials) was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties; furthermore, this communication was not intended or written to support of the promotion or marketing of any of the transactions or matters it addresses.

* *

This E-mail message and any attachments are intended solely for the use of the addressec hereof and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. Delivery of this message to any person other than the intended recipient shall not constitute a waiver of any right, privilege or exemption. If you are not the intended recipient, please immediately notify the sender by reply E-mail and permanently delete this message from your system without reproducing or disclosing it to any third party. While Ocwen Financial Corporation and its subsidiaries take reasonable precautions to prevent transmission of software viruses, we cannot guarantee the same and we therefore disclosing liability for any damage sustained by you or any third party as a result thereof

**

UDREN LAW OFFICES, P.C.

Pennsylvania Office 100 W. 3rd Avc. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J Udren, Eg. Udenset, PA, NJ R.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (FX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5100 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office

Attn.: Real Estate

Re: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

VS.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County

Docket No.: 2016-CV-1111

Premises: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

Sheriff's Sale No .:

To whom it may concern:

Please stay the Sheriff Sale scheduled for 08/02/2017, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Loss Mitigation

Amount collected in consideration of stay: TO FOLLOW

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: <u>SalesandBid@udren.com</u>.

Sincerely, Udren Law Offices, P.C. Vanessa Mayers Foreclosure Specialist

MJU#: 12110356 CASE#: 12110356-2

Earl D. Mordan, Jr. Chief Deputy

£0.70£,4\$



Timothy T. Chamberlain

Attorney for the Plaintiff:

THE BANK OF NEW YORK MELLON TRUST **vs.** COMPANY I

СНЕВВА НІГГ' ИЗ 08003

111 WOODCREST ROAD

UDREN LAW OFFICES, PC

Sheriff's Sale Date: Wednesday, August 2, 2017

Writ of Execution No.: 2016CV1111

Advance Sheriff Costs: \$1,350.00

MARK BERTOLLO

BRANDI BERTOLLO

Defendant

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

	Avv	
00.79\$	steoO noitudinteiO latoT	
00'49\$		Recording Fees
22 -24		Distribution Costs
92.71 4 , 2 \$	Total Municipal Costs	4,4 - O 4 - 1,7 - 1,2
		eeve i weekuusa
92,907,1\$		Sewer Delinquent Taxes
00,1172		
		Municipal Costs
77.228,1\$	Total Sheriff Costs	
00:0714		Surcharge
\$150.00		Notary Fee
00:91\$		Copies
92°9\$ 09°9\$		Distribution Form
\$24.00		Service Mileage
00.631\$		Service
00.001\$		Web Posting
\$25.00		Transfer Tax Form
00.001\$		Solicitor Services
00.36\$	•	Sheriff's Deed
00.02\$		Sheriff Automation Fund
00.01\$		Prothonotary, Acknowledge Deed
ZZ 980°1\$	• •	Press Enterprise Inc.
00.31\$		Posting Handbill
\$54.00		Mailing Coats
00'91\$		Гечу
00.21\$		Docketing
00.01\$		Crying Sale
09.71\$		Advertising Sale (Newspaper) Advertising Sale Bills & Copies
\$12.00		Sheriff Costs
		2,220 3:2243

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

Grand Total:

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BANK OF NEW YORK MELLON TRUST VS BRANDI & MARK BERTOLLO

NO. 180-2016 ED	NO.	1111-2016	JD	
DATE/TIME OF SALE: AUGUST 2, 2	e017 @	9:00 AM		
BID PRICE (INCLUDES COST)	\$	<u> </u>		
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURC	HASE		\$	
PURCHASER(S):				
ADDRESS:				
NAMES(S) ON DEED:			417	
PURCHASER(S) SIGNATURE(S):				
				-
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMEN	JT:		\$	
TOTAL DUE IN 8	8 DAYS	}	\$	

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udron, Essp. Localist PA, N. D.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PI) 856-669-5400 (FX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5000 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

vs

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County C.C.P. No. 2016-CV-1111 MJU#: 12110356 CASE#: 12110356-2

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

- Certificate of Filing;
- 2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours, Vanessa Mayers Foreclosure Specialist Udren Law Offices, PC

MJU/ Enclosures

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

NO. 2016-CV-1111

CIVIL DIVISION

Columbia County

Plaintiff

٧.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6-20-17

BY: Attorney for Plaintiff

FLIZABETH L WASSALL, ESQ PA ID 77788

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

MJU#: 12110356 CASE#: 12110356-2

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

NO. 2016-CV-1111

CIVIL DIVISION

Columbia County

Plaintiff

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for <u>06/07/2017</u> at <u>09:00 AM</u> in the above-captioned matter has been continued until <u>08/02/2017</u> at <u>09:00 AM</u>.

Date:

6-20-17

Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ PA ID 77788

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

MJU#: 12110356 CASE#: 12110356-2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

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

Barndi L. Bertollo AKA Brandi Bertollo Mark A. Bertollo AKA Mark Bertollo AKA Mark Andrew Bertollo

Defendant(s)

NO. 2016-CV-1111



ORDER

AND NOW, this 6 day of June , 20 🖺 , after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 1140 Spring Garden Avenue, Berwick, PA 18603, it is hereby ORDERED that the said Sale currently scheduled for June 7, 2017, is extended (2) Two month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for August 2, 2017. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the June 7, 2017 Sheriff's Sale.

BY THE COURT:

15/ Hary & Norton



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

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 AssetBacked Pass-Through
Certificates, Series 2003-RP1
Plaintiff

v.

Barndi L. Bertollo AKA Brandi Bertollo Mark A. Bertollo AKA Mark Bertollo AKA Mark Andrew Bertollo

Defendant(s)

NO. 2016-CV-1111

JAN JUN -5 A 9 48

ORDER

and now, this day of line, 20 /, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 1140 Spring Garden Avenue, Berwick, PA 18603, it is hereby ORDERED that the said Sale currently scheduled for June 7, 2017, is extended (2) Two month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for August 2, 2017. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the June 7, 2017 Sheriff's Sale.

BY THE COURT:

J.

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udren, Esq. Ucensed: PA, NJ, II.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (PX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5000 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (fX) 954-378-1758

Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

VS.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County C.C.P. No. 2016-CV-1111 MJU#: 12110356 CASE#: 12110356-2

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

- 1. Certificate of Filing;
- 2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours, Vancssa Mayers Foreclosure Specialist Udren Law Offices, PC

MJU/ Enclosures

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: C₁-3-17

BY: _______Attorney for Plaintiff

SLIZABETH L WASSALL, ESC PA ID 77788

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

MJU#: 12110356 CASE#: 12110356-2

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for <u>04/05/2017</u> at <u>09:00 AM</u> in the above-captioned matter has been continued until <u>06/07/2017</u> at <u>09:00 am</u>.

Date: 4-3-14

BY:
Attorney for Plaintiff FLIZABETH L WASSALL, ESQ.
PA ID 77788

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

MJU#: 12110356 CASE#: 12110356-2

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

FACSIM	ILE TRANSMIT	TAL SHEET	
Therease	PROM:	Same	
COMPANY.	DATE:	3-21-	17
FAX NUMBER: 784 - 6075	TOTAL	NO. OF PAGES INCLUDING	G COVER:
PHONE NUMBER:	SENDER	S REFERENCE NUMBER:	
RE:	YOUR R	EFERENCE NUMBER:	
□ URGENT □ FOR REVIEW □ PI	LEASE COMMENT	☐ PLEASE REPLY	□ PLEASE RECYCLE
NOTES/COMMENTS: ATTACHED ARE DOCUME OFFICE, IF YOU HAVE ANY (PLEASE CALL 570,389,5622, THA!	QUESTIONS CO	E COLUMBIA CO INCERNING THE	DUNTY SHERIFF'S ESE DOCUMENTS,
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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1111

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, FEBRUARY 01, 2017 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 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 KNOWN AS: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04C-02-018

TITLE TO SAID PREMISES IS VESTED IN Mark A. Bertollo and Brandi Bertollo, husband and wife BY DEED FROM Mark A. Bertollo DATED 03/30/2001 RECORDED 04/06/2001 IN DEED BOOK Inst#200102880

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

UPI / TAX PARCEL NUMBER: 04C-02-018

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

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 failts 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 agiainst 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 conneciton 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: UDREN LAW OFFICES, PC CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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.

BEING KNOWN AS: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04C-02-018

TITLE TO SAID PREMISES IS VESTED IN Mark A. Bertollo and Brandi Bertollo, husband and wife BY DEED FROM Mark A. Bertollo DATED 03/30/2001 RECORDED 04/06/2001 IN DEED BOOK Inst#200102880.

VLLORNEY FOR PLAINTIFF

pleadings@udren.com 0015-699-958 **СНЕВВА НПТ' ИЛ 08003-3070** 111 MOODCREST ROAD, SUITE 200 WOODCREST CORPORATE CENTER **DDKEN LAW OFFICES, P.C.**

Columbia County CIAIT DIAISION COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

Plaintiff Certificates, Series 2003-RP1 Mortgage Asset-Backed Pass-Through Residential Asset Mortgage Products, Inc., to JPMorgan Chase Bank, as Trustee for of New York Trust Company, N.A. as successor Company, National Association fka The Bank The Bank of New York Mellon Trust

WARK BERTOLLO AKA MARK ANDREW

AFFIDAVIT OF SERVICE PURSUANT TO PA.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

ВЕКТОГГО, МАКК А. ВЕКТОГГО АКА BRANDI L. BERTOLLO AKA BRANDI

BEKLOFTO'

'Λ

Defendant(s)

Certificates of Mailing. of the filing of the Praccipe for the Writ of Execution, on the date(s) appearing on the attached Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as

the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B". appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date

specified on the attached Return of Service, attached hereto as Exhibit "B". If a Return Receipt is not attached hereto, then service was by personal service on the date

Exhibit "B", If service was by Order of Court, then proof of compliance with said Order is attached hereto as

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

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

Attorneys for Plaintiff	
BY:	
UDREN LAW OFFICES, P.C.	-1-8-2 :bated

88777 **GI A9** ELIZABETH L WASSALL, ESQ W10#: 15110326 CASE#: 12110356-2

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
856-669-5400
856-669-5400

CIAIT DIAISION CONBL OF COMMON PLEAS

Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

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 Passet-Inc., Mortgage Asset-Backed Passet-Backed Passet-Backed Passet-Through Certificates, Series 2003-Passet Mortgage Asset-Backed Passet-Passet Mortgage Asset-Backed Passet Inc., Mortgage Asset-Backed Passet Passet Mortgage Asset-Backed Passet Passe

Plaintiff

1/

Brandi L. Bertollo aka Brandi Bertollo aka Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Defendant(s)

VALUE APPENDATT 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-RPI, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the information and belief, Udren Law Offices, P.C., sets forth, as of the teal property located at:

Rear 1140 Spring Garden Avenue, Berwick, PA 18603

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

Brandi L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Berwick, PA 18603 210 Walnut Street 210 Walnut Street

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

Brandi L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Mark A. Bertollo aka Mark Bertollo aka Mark Andrew 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:

Jr Lien Holders - None

4. Name and address of the 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

Delta Funding Corporation 1000 Woodbury Road Woodbury, NY 11797

2r Mortgage Holders - None

Pennsylvania Housing Finance Agency 211 North Front Street Harrisburg, PA 17105

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

Sr lien Holders - 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 Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815

Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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

Berwick Area Joint Sewer Authority 1108 Freas Ave. Berwick, PA 18603

Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esq. 208 East Second Street Berwick, PA 18603

Geisinger Medical Center 100 North Academy Avenue Danville, PA 17822

Geisinger Medical Center c/o Robert L. Marks, Jr, Esq. 12 W. Market Street, PO Box 179 Danville, PA 17821

Geisinger Clinic c/o Robert L. Marks, Esq. 12 W. Market Street, PO Box 179 Danville, PA 17821

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:

Federal Tax Lien Holders - None

DATED:

Condo/Homeowners Association - None

£1-8-8

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. sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: C. Storney for Plaintiff

Attorney for Plaintiff

ELIZABETH L WASSALL, ESC. PA ID 7788

W10#: 12110326 CASE#: 12110356-2

VLLORNEY FOR PLAINTIFF

826-669-5400 CHERRY HILL, NJ 08003-3620 WOODCREST ROAD, SUITE 200 UDREN LAW OFFICES, P.C.

COURT OF COMMON PLEAS
Columbia County

MORTGAGE FORECLOSURE

The Bank of New York Mellon Trust Company, National Association fika 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 Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-191

NO. 2016-CV-1111

Plaintiff

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VADDEM BEKLOFFO; PREKLOFFO WER WERLOFFO; WERK BY BEKLOFFO BEKLOFFO WER BEKLOFFO WER BEVADE BENDER BE

Defendant(s)

OE KEVT BEOBEKLK NOLICE OE SHEKIEE: SVTE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

BEKLOFFO YKY WYKK BEKLOFFO YKY WYKK YNDKEM BEKLOFFO: OMNEK(8): BKYNDI F' BEKLOFFO YKY BKYNDI BEKLOFFO! WYKK Y'

PROPERTY: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on 02/01/2017 at 09:00 AM, 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.

ATIBITA

W10#: 12110326 CVSE#: 12110326-2

Receipt for Check appropriate block for Affix stamp he Registered Mail: certificate of n certificate of n certificate of n additional cop Mail Without nostal Insurance	Handling Act Value Insured Charge (If Revis.) Value	ILCOD TOTAL COLUMN (COLUMN COLUMN COL		210	28.6	-	37/10	017	/MI 080 * /4	000(ST)													The full declaration of value is required on all domestic and international registerest mail. The maximum indemuity payable for the reconstruction of nonnegotishle document under Express Mail document reconstruction in insurance is \$50,000 per nice 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; sem with optional postal insurance. Sec Domestic Mail Manual R900, 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling class parcels.	Completed by Typewriter, Ink or Ball Point Pen
Registered Return Insured Mcrchandise COD Int/ Re	Postage								<u> </u>	-	<u> </u>				:								Postmaster, Per (Name of Receiving Employee)		Form Must be Completed by Ty
Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	Name of Addressee, Street, and Post Office Address	Columbia County Domestic Relations Section P.O. Box 380	Bloomshurg, PA 17815 Columbia County Tax Claim Bureau	P.O. Box 380 Bleamshare DA 17816	Commonwealth of PA, Department of Revenue	Bureau of Compliance PO Box 281230	Harrisourg, PA 1/128-1230 Tenants/Occupants	Rear 1140 Spring Garden Avenue Berwick, PA 18603	Pennsylvania Housing Finance Agency 2.101 North Front Street	Harrishurg PA 17105	Berwick Area Joint Sewer Authority	Berwick, PA 18603	Berwick Area Joint Sewer Authority	208 East Second Street	Serwick I'A 18603 Geisinger Medical Center	C/o Robert L. Marks, Jr, Esq.,	Danville PA 17821 Montour	Geisinger Medical Center 100 North Academy Avenue	Danville, PA 17822	Consinger Climic Constitution of the Constitut	Danville PA 17821	Delta Funding Corporation 1000 Woodbury Road Woodbury NV 11707	8 8		
Name and Address of Sender	Line Article Number		2 Docker#	2016-CV-	E		4 Sale Date:	02/01/2017	5		9				8	-	.	Ф .	+				Total number of Pieces	=	PS Form 3877, February 1994

Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo - MJU# 12110356-2 (Columbia County) Brandi L. Bertollo aka Brandi Bertollo - MJU# 12110356-2 (Columbia County)

VILORAEY FOR PLAINTIFF

0075-699-958 **СНЕККА НІГГ' ИЗ 08003-3070** 111 MOODCKEST ROAD, SUITE 200 MOODCREST CORPORATE CENTER **UDREN LAW OFFICES, P.C.**

Columbia County CIAIT DIAISION COURT OF COMMON PLEAS

NO. 2016-CV-1111

Pass-Through Certificates, Series 2003-Products, Inc., Mortgage Asset-Backed Trustee for Residential Asset Mortgage successor to JPMorgan Chase Bank, as Bank of New York Trust Company, N.A. as Company, National Association fka The The Bank of New York Mellon Trust

Plaintiff

RPI

VADREW BERTOLLO; YKY WYBK BEBLOFFO YKY WYBK REKLOTTO: WYKK V. BERTOLLO RKYNDI T' BEKLOFFO YKY BKYNDI

Defendant(s)

PRACTIFE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

-11-8-E

Date:

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

SOLTT OI AG ELIZABETH L WASSALL,

EXHIBIT B

VLLORNEX FOR PLAINTIFF

826-669-5400 CHERRY HILL, NJ 08003-3620 WOODCREST CORPORATE CENTER UDREN LAW OFFICES, P.C.

pleadings@udren.com

COURT OF COMMON PLEAS Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

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PADREM BEKLOFTO VKY WYKK BEKLOFTO VKY WYKK BEKLOFTO' WYKK Y' BEKLOFTO BKYADI F' BEKLOFFO YKY BKYADI

Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-

successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage

Company, National Association fka The

The Bank of New York Mellon Trust

Bank of New York Trust Company, N.A. as

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brandi L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Your house (real estate) at Rear 1140 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 2/1/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$68,483,35, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

AON WAY BE ABLE TO PREVENT THIS SHERIFFS SALE NOTICE OF OWNER'S RIGHTS

To prevent this Sheriff's Sale, you must take immediate action:

- The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
- 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.
- 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.)

EXHIBIT P

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

out the price bid by calling 856-669-5400. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find

compared to the value of your property. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate

out if this has happened, you may call 856-669-5400. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find

property as if the sale never happened. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the

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.

Schedule of Distribution is filled. exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after will state who will be receiving that money. The money will be paid out in accordance with this schedule unless distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule You may be entitled to a share of the money which was paid for your house. A schedule of

You may also have other rights and defenses, or ways of getting your home back, if you act

immediately after the sale.

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

North Penn Legal Services 168 East 5th Street TYMKEK KELEKKYT SEKAICE

81871 A4 ,81042mool8 670) 784-8760 168 East 5th Street North Penn Legal Services **VARIOU DE LICENCIDADOS**

Bloomsburg, PA 17815 (570) 784-8760

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A

MORTGAGE, PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, IE YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU

ATTORNEY FOR PLAINTIFF

826-669-5400 CHERRY HILL, NJ 08003-3620 WOODCREST CORPORATE CENTER UDREN LAW OFFICES, P.C.

pleadings@udren.com

COURT OF COMMON PLEAS
COURDING COUNTY

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

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 Products, Inc., Mortgage Asset-Backed

Plaintiff

. У

PERTOLLO

ANDREW BERTOLLO

AKA MARK BERTOLLO

BERTOLLO, MARK A. BERTOLLO

BE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo 210 Walnut Street Berwick, PA 18603

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Bloomsburg, PA 17815 (570) 784-8760 168 East 5th Street North Penn Legal Services TYMAEK KEŁEKKYT ZEKAICE

\$1871 A4 .grudsmool8 670) 784-8760 North Penn Legal Services 168 East 5th Street VZZOCIVLION DE LICENCIDADOS

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MORTGAGE, PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU

EXHIBIT B

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY vs.
BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

12/06/2016 03:52 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARK BERTOLLO AT 210 WALNUT STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Cember 06 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 06, 2016

EXHIBITB

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAWAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMN COMMISSION EXPIRES CCT. 6

Affirmed and subscribed to before me this

The second second file this

y of DECEMBER

2016

Sarah Jane Klingama

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

NOTARY

12110356-2

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY vs.
BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

12/05/2016 03:52 PM - DEPUTY SCOTT MAYERNICK, 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 MARK BERTOLLO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRANDI BERTOLLO AT 210 WALNUT STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

December 06, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA BY SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG. COLUMBIA COUNTY MY.COMMISSION EXPIRES.OCT. 4. 2000

Affirmed and subscribed to before me this

6TH day of D

DECEMBER

2016

Sarah Jane Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

NOTARY

Timothy, T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK N	MELLON TRUST COMPANY
VS.	
BRANDI BERTOLLO (et al.)	

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

10:14 AM - DEPUTY SCOTT MAYERNICK, 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 REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Trinotta T. Charlestin

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016

EXHIBITB

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

Affirmed and subscribed to before me this

NOTARY

29TH

day of

DECEMBER

2016

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL NJ 08003

(c) ChursySuite Shanift, Teleosoft Inc

The Bank of New York Mellon Trust Company, et. al., Plaintiff(s)
vs.
Brandi L. Bertollo aka Brandi Bertollo, et. al., Defendant(s)



Service of Process by

APS International, Ltd. 1-800-328-7171

APS International Plaza 7800 Glenroy Rd. Minneapolis, MN 55439-3122

APS File #: 143920-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200 Cherry Hill, NJ 08003-3620 Service of Process on:
--Mark A. Bertollo, aka Mark Bertollo aka Mark Andrew
Bertollo
Court Case No. Columbia Co 2016-CV-111

Cherry Hill, NJ	0 08003-3620								
State of: Pa) ss.								
County of: BEN	5								
Name of Server:	Denise Hinkle	indonious de la la de							
	and at the title of service, s/he was of legal ac	indersigned, being duly sworn, deposes and says							
Date/Time of Service:	that on theday of	, 20 16 , at 837 o'clock PM							
Place of Service:	**	, in Berwick, PA 18603							
Documents Served:	the undersigned served the documents described as: Notice of Sheriff's Sale of Real Property								
Service of Process on:	A true and correct copy of the aforesaid docum	nent(s) was served on:							
Person Served, and Method of Service:	Mark A. Bertollo, aka Mark Bertollo aka Mark Andrew Bertollo X By personally delivering them into the hands of the person to be served.								
	of suitable age, who verified, or who upon Mark A. Bertollo, aka Mark Bertollo aka Mark at the place of service, and whose relations.	questioning stated, that he/she resides with							
Description of Person Receiving Documents:	The person receiving documents is described a Sex \(\frac{\mathbb{M}}{2} \); Skin Color \(\frac{\mathbb{M}}{2} \); Hair C Approx. Age \(\frac{\mathbb{M}}{2} \) , Approx. Height	s follows: olor <u>Brown</u> ; Facial Hair <u>5.10</u> ; Approx. Weight <u>195</u> id person was not engaged in the US Military at							
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.	Subscribed and sworn to before me this 11 day of , 20/7							
	Signature of Server	Notary Public (Commission Expires)							
	APS International, Ltd.	COMMONWEALTH OF PENN LVANIA NOTARIAL SEAL Eric M. Afflerbach, Notary Public Washington Township, Berks County My Commission Expires November 18, 2017							

The Bank of New York Mellon Trust Company, et. al., Plaintiff(s) Brandi L. Bertollo aka Brandi Bertollo, et. al., Defendant(s)



Service of Process by

APS International, Ltd. 1-800-328-7171

APS International Plaza 7800 Glenroy Rd. Minneapolis, MN 55439-3122

APS File #: 143920-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES

Ms. Jodie L. Boos

Service of Process on: -Brandi L. Bertollo, aka Brandi Bertollo Court Case No. Columbia Co 2016-CV-111

Cherry Hill, NJ	· ·	
State of:	Denise Hinkle , und	ersigned, being duly sworn, deposes and says
Date/Time of Service:	that at the time of service, s/he was of legal age that on theqday of	, 20 1 6, at 850 o'clock & M
Place of Service: Documents Served:	at 210 Walnut Street the undersigned served the documents described Notice of Sheriff's Sale of Real Property	, in Berwick, PA 18603
Service of Process on: Person Served, and Method of Service: Description of Person Receiving Documents:	A true and correct copy of the aforesaid docume Brandi L. Bertollo, aka Brandi Bertollo By personally delivering them into the hands By delivering them into the hands of	of the person to be served. A Bertillo, a person sestioning stated, that he/she resides with p to the person is: Sporst follows: or Brow; Facial Hair 5:10; Approx. Weight 195
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct. Signature of Server APS International, Ltd.	Notary Public (Commission Expires) NOTARIAL SEAL Eric M. Afflerbach, Notary Public Washington Township, Berks County My Commission Expires flower 18, 2017

Pennsylvania Office 100 W. 3rd Avc. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udren, Esq. Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (PX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5000 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

The Bank of New York Mellon Trust Company, National Association fka The Bank Re: 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

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County C.C.P. No. 2016-CV-1111 MJU#: 12110356 CASE#: 12110356-2

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

- Certificate of Filing; 1.
- Copy of Notice of the Date of Continued Sheriff's Sale. 2.

Your assistance in this matter is greatly appreciated.

Sincerely yours, **Jodie Boos** Foreclosure Specialist Udren Law Offices, PC

MJU/ **Enclosures**

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 3 8 1

Attorney for Plaintiff

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

Micola Lationa, Esquire

MJU#: 12110356 CASE#: 12110356-2

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for <u>02/01/2017</u> at <u>09:00 AM</u> in the above-captioned matter has been continued until 4/5/17 at 9:00 a.m..

Date: 2 - 8 - 17

BY: hile Lastita
Attorney for Plaintiff

UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 (856) 669-5400

> Nicole LaBletta, Esqui PAID 202194

MJU#: 12110356 CASE#: 12110356-2

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Ulera, Esq. Mark J. Ulera, Esq.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (IX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5100 Fort Lauderdale, Fl. 33309 (PH) 954-378-1757 (FX) 954-378-1758

January 25, 2017

Sent via fax #(570)389-5625

Columbia County Sheriff's Office

Attn: Real Estate

Rc: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

VS.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County

Docket No.: 2016-CV-1111

Premises: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for 02/01/2017 to 4/5/17, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely, Udren Law Offices, P.C. **Jodie Boos** Foreclosure Specialist

MJU#: 12110356 CASE#: 12110356-2

Boos, Jodie

From:
Fax@hosted.voipnetworks.com
Sent:
Wednesday, January 25, 2017 1:35 PM
To:
Boos, Jodie
Subject:
GoldFax Status (User: JBOOS)

***** GOLDFAX STATUS *****

From: Jodie Boos - Udren Law Offices, P.C.

*GoldFax Message

Computer: GOLDFAXTEST

Printer: GFAX_SEND/GFAXSEND010

Subject:

** Fax Sent **

Phone Number: 1-570-389-5625

To: Columbia County Real Estate Department

Company: Columbia County Sheriffs Office Pages sent: 1

Sent: 1/25/2017 1:34:15 PM

Elapsed Phone Time: 0 00:00:42.410

Totals:

1 Fax Attempted.

1 Fax Successful.

Paula J. Ream 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 January 11, 18, 25, 2017 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.

allegations in the foregoing statement as to time, place, and character of publication are true.
Sworn and subscribed to before me this
Sworn and subscribed to before me this
COMMUNICATION OF MANAGES
And now,

SHERIFF'S SALE COST SHEET

	vs. Bertollo
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165, ∞
LEVY (PER PARCEL	\$15.00
MAILING COSTS	ş϶϶϶
ADVERTISING SALE BILLS & COP	* *
ADVERTISING SALE (NEWSPAPEI	
MILEAGE	\$ 74.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>\$,\$0</u>
NOTARY	\$ 15,00
TOTAL *****	***** \$ 466,00
WEB POSTING	\$150.09
PRESS ENTERPRISE INC.	\$_1036,7 <u>7</u>
SOLICITOR'S SERVICES	\$100.00 ************ \$1786,777
TOTAL *****	*********** \$ <u>/ +86,</u> //
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 67.00
TOTAL *****	****** \$ 77.00
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	_ \$
SCHOOL DIST. 20_	
DELINQUENT 20_	\$ 5.00
TOTAL *****	****** \$ <u>\$</u> ,\omega_
MUNICIPAL FEES DUE:	
SEWER 20_	_ \$ <u>7//100</u>
WATER 20_	- \$
TOTAL *****	\$\frac{7/1.00}{\\$} ******* \$\frac{7/1.00}{\}
SURCHARGE FEE (DSTE)	\$_/76,co
MISC.	\$ \$
TOTAL ***	\$_/70,co \$ \$ *********** \$0-
	(OPENING BID) \$ 2605,77

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-JAN-17

FEE:\$5.00

CERT. NO26200

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

DISTRICT: BERWICK BORO

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

YEAR	BILL ROLL	AMOUNT	PENDIN	DI COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,701.26	0.00	0.00	1,701.26
TOTAL	DUE :			· -	\$1,701.26

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2016

REQUESTED BY: Columbia County Sheriff

* Filed Bankruptey



January 18, 2017

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 JP MORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1

VS.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

NO: 2016-CV-1111 NO: 2016-ED-180

Dear Timothy:

The <u>corrected</u> amount due on the sewer account #112262 for the property located at 1140 Spring Garden Avenue, Berwick Pa through March 31, 2017 is \$711.00. This amount includes fees to satisfy a lien on the property.

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

Vann

Hearing Impaired 711

"BAJSA is an Equal Opportunity Prothethyand cirris loyer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

V.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brandi L. Bertollo aka Brandi Bertollo

210 Walnut Street Berwick, PA 18603

107072

Your house (real estate) at Rear 1140 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Feb. 147 at 9:00 at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$68,483.35, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available 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:

- The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
- 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.
- 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.)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

12/29/2016 10:14 AM - DEPUTY SCOTT MAYERNICK, 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 REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

December 29, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ARAH JANE KUNGAMAN INGTARY PUBLIC WM OF BLOOMSELES COLUMBIA COUNTY COMMISSION FOR HEE GOT 4 2020

NOTARY

Affirmed and subscribed to before me this

29TH day of

DECEMBER

2016

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL JU 08003 directionary females revenue there experience

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON TRUST COMPANY O, BRANDI (et al.)				Number CV1111
	SERVICE CO	OVER SH	EET	<u>.</u>	
Service De	otails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Serv	60:		
Name:	(POSTING)	Served:	Personally - Adu	ilt In Charge ·	Posted Other
Primary Address:	REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	12-29-16	Time:	10:14
Phone:		Deputy:	41	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:	***************************************		
Service Ati	empts:				
Date:		-			
Time:					
Mileage:		~ 			
Deputy:					
Service Att	empt Notes:				
1.	· · · · · · · · · · · · · · · · · · ·		***************************************		***************************************
2.					
3.			 -		
4.			- · · · · · · · · · · · · · · · · · · ·	····	
5.					
6.				-	

POSTING

)16CV1111

REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 181 NO EXPIRATION

The second second second

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY vs.
BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

12/06/2016 03:52 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARK BERTOLLO AT 210 WALNUT STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

December 06, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG. COLUMBA COLUMN
MY COMMISSION EXPIRES OCT. 0

Affirmed and subscribed to before me this

6TH day of DECEMBER

, 2016

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY vs.
BRANDI BERTOLLO (et al.)

Case Number 2016CV1111

SHERIFF'S RETURN OF SERVICE

12/05/2016 03:52 PM - DEPUTY SCOTT MAYERNICK, 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 MARK BERTOLLO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRANDI BERTOLLO AT 210 WALNUT STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

December 06, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA*

NOTARIAL SEAL

SARAH JANE KLINGAVAN, NOTARY PUBLIC
TOWN OF BLOOVSEURG, COLUMBIA COUNTY
MY COMMISSION EXPERES.OCT. 4, 2000.

Affirmed and subscribed to before me this

6TH day of

DECEMBER

2016

Sarah Jane Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC. 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERTOLLO, BRANDI (et al.) SERVICE COVER SHEET Service Details:	
Category: Real Estate Sale - Sale Notice	ne: 180 5
Note that the second of the se	rrant:
Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
Serve To: Final Service:	201
	harge Posted Other CV1
Primary 210 WALNUT STREET Adult In Charge: Mark Ber	llo
Phone: DOB: Relation: /fushand	ALCOHOL STATE OF THE STATE OF T
Alternate Address: Date: 12.5-16	ne: /5/32_
Phone: Deputy:	eage:
Attorney / Originator:	Į. NI
Name: UDREN LAW OFFICES, PC Phone:	
Service Attempts:	Z E
Date: 11-29-14 11-30-16 12-1-14	7
Time: //:28 / 13:47 /1:15	ERW
Mileage:	VICK
Deputy: 4 4 4	Ţ.
Service Attempt Notes	BERWICK, PA 18603
1. FIL Front done	ŏ
-2. Services home - Not 18 - reminded him to have his parents call	
-3. LC Front dasc	
-4. Spoke to def - Husband is home after 15:00	NO EXPIRATION
5.	X
6.	\$

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	OF NEW YORK MELLON T	RUST COMPANY		<u> </u>	Cas	e Number
vs. BERTOLL	O, BRANDI (et al.)					6CV1111
		SERVICE CO	OVER SHE	 EET	<u></u>	·
Service De	talls:	AND THE RESERVE AND THE RESERV				
Category:	Real Estate Sale - Sale Not		Advantages of a state of the	and the second of the second o	Zone:	180
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/01/ PLAINTIFF NOTICE OF SHI	2017 AT 9:00 AM ERIFF'S SALE AND	DEBTOR'S R	IGHTS		***************************************
Serve To:			Final Servi	Ce:		
Name:	MARK BERTOLLO		Served:	Personally Ad	ult In Charge	· Posted · Other
Primary Address:	210 WALNUT STREET BERWICK, PA 18603	·	Adult In Charge:			
Phone:	<u> </u>	OOB:	Relation:	\	· · · · · · · · · · · · · · · · · · ·	
Alternate Address:			Date:	12-5-14	Time:	75:32
Phone:			Deputy:	\ <u>-</u> (Mileage:	a community of the comm
Attorney /	Originator:				*	
Name:	UDREN LAW OFFICES, PC	The second secon	Phone:			
Service Att	empts:				- 5.5 Na	
Date:	11-29-14					
Time:	11:28					
Mileage:		- Mariana and Anna an			·	
Deputy:	4		nemmi			
Service Att	empt Notes:					
	11 Front don	enantaristi 🤝 🤭 et 1946 gilleris — 1950 auf lister	State St	and a second of the second	ent van Entherner van Stati	
2.						
3.		· · · · · · · · · · · · · · · · · · ·		 .		
4.		, 40				
5.						<u> </u>

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

 \mathbf{V}

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Defendant(s)

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brandi L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Your house (real estate) at Rear 1140 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Feb. 12 at 9:00 at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$68,483.35, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
- 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.)

LEXAMORICE 2010 County & Municipality DATE BILL NO. BERWICK BORO FOR: COLUMBIA County 03/01/2016 2685 MAKE CHECKS PAYABLE TO: DESCRIPTION **ASSESSMENT** MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY Connie C Gingher GENERAL 17.333 10.491 178,20 200.02 181.84 1615 Lincoln Ävenue SINKING Berwick PA 18603 16.98 17.33 19.06 FIRE 1.25 21.24 21,67 22.75 LIGHT 1.75 29.72 30.33 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM 31.85 **BORO RE** CLOSED WEDNESDAY & FRIDAYS 11.1 188.55 192.40 202.02 CLOSED HOLIDAYS The discount & penalty PHONE:570-752-7442 434.69 443.57 475.70 have been calculated PAY THIS AMOUNT for your convenience April 30 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 Discount 2 % 2 % to courthouse on: BERTOLLO MARK A & BRANDI Penalty 10 % 5 % January 1, 2017 C/O 210 WALNUT STREET PARCEL: 04C-02 -018-00.000 BERWICK PA 18603 1140 REAR SPRING GARDEN AVE .0671 Acres Land 2.500 **Buildings** 14,833 you desire a receipt, send a self-addressed stamped envelope with your payment **Total Assessment** 17.333 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT phs/169

2016 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District+A185 Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

010470

BERTOLLO MARK A & BRANDI

210 WALNUT ST

BERWICK, PA 18603-3805

Bill Date: 7/1/2016

Connie C. Gingher

Bill #: 318

TAXPAYER COPY Parcel #: 04C02 01800000 Ргор. Туре Property Location and Description: Assessment: 1140REAR SPRING GARDEN AVE I = 2.500 .067 B= 14.833 17,333 Tax Description Milis/Rate Amount SCHOOL REAL ESTATE 44.2300 766.64 HOMESTEAD EXCLUSION NA NA FARMSTEAD EXCLUSION NA NΑ If Paid By 8/31/2016 2% Discounted Amount 751.31 If Paid By 10/31/2016 FACE Amount 766.64 10% Penalty Amount If Paid After 10/31/2016 843.30

Connie C. Gingher

Last Day to Pay: 12/31/2016

Last Day to Pay: 12/31/2010

For a receipt, return the entire bill with payment and a self-addressed stamped enveloped Luc E. If the behavior of the control Office Hours:

Monday, Tuesday, and Thursday from 9:30am Closed Wednesday and Friday

Closed Holidays

Jo16 Fages all fred

Connie C. Gingher



December 2, 2016

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, SERIES 2003-RP1

VS.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

NO: 2016-CV-1111 NO: 2016-ED-180

Dear Timothy:

The amount due on the sewer account #107072 for the property located at 210 Walnut Street, Berwick Pa through March 31, 2017 is \$339.99.

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

Sincerely.

Kelly Morris

Hearing Impaired 7 Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	K OF NEW YORK MELLON TRUST COMPANY			Can	. Alexandr
vs. BERTOLL	O, BRANDI (et al.)				Number 6CV1111
	SERVICE CO	OVER SH	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	e e e e e e e e e e e e e e e e e e e		Zone:	180
Manner:	< Not Specified >	Expires:	Control of the contro	Warrant:	of walk street
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Servi	ice:		
Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally Adu	ult In Charge	Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kelly M.	uris	
Phone:	DOB:	Relation:	Scoretary	and the second of the second o	A CONTRACT OF MARKET AND ASSESSMENT
Alternate Address:	106 MARKET STREET BERWICK, PA 18603	Date:	11-29-14	Time:	10:50
Phone:		Deputy:	9	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:	100 C		
Service Att	lempts;				
Date:					And the second s
Time:	And the same of th		, , , , , , , , , , , , , , , , , , ,		
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BERWICK AREA JOINT SET

2016CV1111

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON TRUST COMPANY O, BRANDI (et al.)				Number SCV1111
	SERVICE C	OVER SHI	EET		
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Manner:	< Not Specified >	Expires:		Warrant:	in distance distance. Tali
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	ig e r	-12	
Name:	OCCUPANT	Served:	Personally : Ad	ut In Charge	Posted Other
Primary Address:	REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603	Adult In Charge:	SAlly 1	Bertol/c	2
Phone:	DOB:	Relation:	Parents of c	white-	Section of the sectio
Alternate Address:		Date:	11-29-16	Time:	09.45
Phone:	Service and the service of the servi	Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:		The second secon	
Service At	empts:	and the Prints			
Date:				And the state of the second se	
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CCUPAN:

2016CV1111

REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 181 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY Case Number 2016CV1111 BERTOLLO, BRANDI (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: σ Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Connie C. Ginaher Served: Primary 1615 Lincoln Avenue Adult In Address: Berwick, PA 18603 Charge: Phone: 570-752-7442 Relation: DOB: Alternate Date: Time: Address: Phone: Deputy: Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 5. 6.

GINGHER, CONNIE C.

2016CV1111

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	OF NEW YORK MELLON TRUST COMPANY O, BRANDI (et al.)			Case Number 2016CV1111	
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Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	<u>lt In C</u> harge · Posted · Othe	r
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Karen (Cichendorfe	
Phone:	DOB:	Relation:	U	ecc	: : :
Alternate Address:	And the second of the second o	Date:	11-28-16	Time: 3:05	1
Phone:	Annual Control of the	Deputy:	6	Mileage:	1
Attorney /	Orfginator:				# The state of the
Name:	UDREN LAW OFFICES, PC	Phone:			******
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DOMESTIC RELATIONS OF

2016CV1111

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	K OF NEW YORK MEL	LON TRUST COMPA	ANY			se Number
BERTOLL	O, BRANDI (et al.)	· · · · · · · · · · · · · · · · · · ·		.		016CV1111
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Notes:	SALE DATE & TIME PLAINTIFF NOTICE	: 02/01/2017 AT 9:00 OF SHERIFF'S SALE	AM E AND DEBTOR'S R	RIGHTS		
Serve To:			Final Servi	ice:		
Name:	Columbia County T	ax Office	Served:	Personally · /	Adult(In Charg	e · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17	815	Adult In Charge:	Liz 1	Ulitary	jut .
Phone:	570-389-5649	DOB:	Relation:	7	eller	Cleek
Alternate Address:		a contractor of papers consisting	Date:	11-28-14	Time:	3:00
Phone:	ing. Name of the Community of the Commun	toorius on america	Deputy:	6	Mileage	:
Attorney /	Originator:					
Name:	UDREN LAW OFFIC	ES, PC	Phone:		and the second s	
Service Att	tempts:					
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COLUMBIA COUNTY TAX (

2016CV1111

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustce for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1

Plaintiff

v.

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

MJU#: 12110356 CASE#: 12110356-2

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

Rear 1140 Spring Garden Avenue, Berwick, PA 18603

Amount due	\$ <u>68,483.35</u>
Interest From 11/19/2016 to Date of Sale Ongoing Per Diem of \$0.00 to actual date of sale include held at a later date	
(Costs to be added)	\$ Prothonotary
By Province to Allyotto 188	. 1 CC Country
D. A. D.	erk of Sev. Courts 1st Monday in 2020

COURT OF COMMON PLEAS NO. 2016-CV-1111 2016-ED -180

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

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

<u>68,483.35</u>
sale is held at a later date
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3

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 (856) 669-5400 pleadings@udren.com

046-09-018

BUIK BOTO

REAL ESTATE OUTLINE

ED # 2016 en 180

DATE RECEIVED 11-21-19	,
DOCKET AND INDEX 2014 C	VIIII
CHECK FOR PROPER IN	NFO.
WRIT OF EXECUTION	χ
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	X ulzzliv Ovinta
NON-MILITARY AFFIDAVIT	Called Quinter
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>x</u> CK# 98099
IF ANY OF ABOVE IS MISSING	DO NOT PROCEED
SALE DATE	Feb. 1st 17 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER 1	ST WEEK
2	2 ND WEEK
3	3 RD WEEK

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
plendings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP1 COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

Plaintiff

V.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO,

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), BRANDI L. BERTOLLO AKA BRANDI BERTOLLO, MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as Exhibit "A".

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

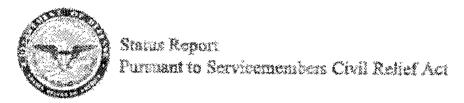
This statement is made subject to the penalties of 18 Pa.C.S. Architecting to unsworn falsification to authorities.

Dated: November 18, 2016

Shemi J. Braunstein, Esquire PA ID 90575

Attorney for Plaintiff

MJU#: 12110350 CASE#: 12110356-2



Last Name: BERTOLLO

First Name: MARK

Middle Name: ANDREW

Active Duty Status As Of: Nov-18-2016

EXHIBITA

Co. Asiae Daly Co. Asiae Daly State Data				
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformad Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicementeer or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center 4800 Mark Center Drive, Suite 04E25 Adington, VA 22350 The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et saq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/taq.xhtrnl#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

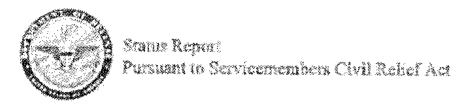
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 34C75C10M4EFJ30



Last Name: BERTOLLO

First Name: MARK Middle Name: A.

Active Duty Status As Of: Nov-18-2016



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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary Yr. Levely-afor

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMCC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, puritive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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Certificate ID: 64O46C70G4EFFB0



Last Name: BERTOLLO

First Name: MARK

Middle Name:

Active Duty Status As Of: Nov-18-2016



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Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

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This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

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Coverage Under the SCRA is Broader in Some Cases

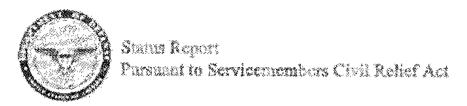
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Certificate ID: 14F24C90.I4FF640



Last Name: BERTOLLO First Name: BRANDI

Middle Name:

Active Duty Status As Of: Nov-18-2016

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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center 4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

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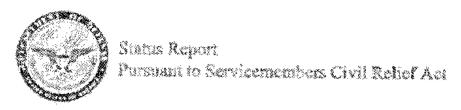
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Certificate ID: E40ETC50N4EE6E0



EXHIBITA

Last Name: 8ERTOLLO First Name: BRANDI

Middle Name: L.

Active Duty Status As Of: Nov-18-2016

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Certificate ID: O404WCD0A4C1620

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Utreu, Esq. Electrical Pd. Al. D.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PI) 856-669-5400 (EX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5000 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Prothonotary of Columbia County Courthouse P.O. Box 380 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

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Columbia County C.C.P. No. 2016-CV-1111 MJU#: 12110356 CASE#: 12110356-2

Dear Sir or Madam:

Kindly enter Judgment in the above captioned matter. All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe for Judgment in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Quinton Davenport Foreclosure Specialist

MJU/ Enclosures رز و

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Scries 2003-RP1

Plaintiff

v.

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

AFFIDAVIT PURSUANT TO RULE 3129.1 AND RULE 76

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 its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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 L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo 210 Walnut Street Berwick, PA 18603

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

Brandi L. Bertollo aka Brandi Bertollo 210 Walnut Street Berwick, PA 18603

Mark A. Bertollo aka Mark Bertollo aka Mark Andrew 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:

Jr Lien Holders - None

4. Name and address of the 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

Sr Mortgage Holders - None

Pennsylvania Housing Finance Agency

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

Sr lien Holders - 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 Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815

Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

MJU#: 12110356 CASE#: 12110356-2

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. sec. 4904 relating to unsworn falsification to authorities.

DATED:

Attorney for Plaintiff

Sherri J. Braunstein, Esquire PA ID 90675

ES, P.C.

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as | Columbia County successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RPI

Plaintiff

v.

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION

ATTORNEY FOR PLAINTIFF

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

Act 91 procedures have been fulfilled

Premises is not subject to the provisions of Act 91 as this is an FHA insured mortgage

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

ttomey for Plaintiff

BY:

JDREN LAW OFEIC

Sherri J. Braunstein, Esquire PA ID 90675

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

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CIVIL DIVISION Columbia County

COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

Plaintiff

v.

NO. 2016-CV-1111

2016-ED-180

FIGES, P.C.

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Defendant(s)

AFFIDAVIT OF LAST KNOWN ADDRESS UNDER RULE 76

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

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO 210 WALNUT STREET BERWICK, PA 18603

MARK A. BERTOŁLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO 210 WALNUT STREET BERWICK, PA 18603

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

Sherri J. Braunstein, Esquire PA ID 90675 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 Ailey, 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 KNOWN AS: Rear 1140 Spring Garden Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04C-02-018

TITLE TO SAID PREMISES IS VESTED IN Mark A. Bertollo and Brandi Bertollo, husband and wife BY DEED FROM Mark A. Bertollo DATED 03/30/2001 RECORDED 04/06/2001 IN DEED BOOK Inst#200102880.

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

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Plaintiff

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Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-1111

2016-ED-180

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS Rear 1140 Spring Garden Avenue, Berwick, PA 18603

PARCEL NUMBER: 04C-02-018

IMPROVEMENTS: Residential Property

UDREN LAW OVEICES, P.C.

Attorney for Plaintiff

Sherri J. Braunstein, Esquire PA ID 90675 Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udren, Esp. Tecensol: PA. M. J. I.

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Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

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ve

Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Columbia County C.C.P. No. 2016-CV-1111

Please POST the property with the Handbill at Rear 1140 Spring Garden Avenue, Berwick, PA 18603.

Attorney for Plaintiff

UDREN LAW OPPICES, P.C.

Sherri 3. Braunstein, Esquire PA ID 90675 l'ennsylvania Office 100 W. 3rd Ave, Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Alark I. Citen, Esq. Liconech PA, N. H.

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Brandi L. Bertollo aka Brandi Bertollo Mark A. Bertollo aka Mark Bertollo aka Mark Andrew Bertollo

Columbia County C.C.P. No. 2016-CV-1111

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

Thank you,

Quinton Davenport Foreclosure Specialist

Document Receipt

Trans#

9381

Carrier / service:

USPS Server

First-Class Mail®

11/22/2016 12:00:00

AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000093771

Doc Ref #: Postage 2016ED180

5.1300

HARRISBURG PA 17128

Document Receipt

Trans # 9382 Carrier / service: USPS Server First-Class Mail® 11/22/2016 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

PO BOX 8016

DEPARTMENT OF PUBLIC

WELFARE

Tracking #.

71901140006000093788

Doc Ref #: Postage 2016ED180 5.1300

HARRISBURG PA 17105

Document Receipt

Trans#

9383

Carrier / service.

USPS Server

First-Class Mail®

11/22/2016 12:00:00

AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET

US SMALL BUSINESS

ADMINISTRATION

Tracking #;

71901140006000093795

Doc Ref# Postage 2016ED180

5.1300

PHILADELPHIA PA 19107-4214

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

BiBeneficial

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICHOPHINTED BORDER

NUMBER 98099

3-7568/2360

DATE

November 18, 2016

VOID AFTER 90 DAYS

AMOUNT

******1,350.00

ŒÞ

Courthouse Columbia County Sheriff

P.O. Box 380

PAY TO THE ORDER OF

Bloomsburg, PA 17815

Bertollo, Rear 1140 Spring Garden Avenue, Berwick, PA 18603, Quinton Davenport Bertollo

#P48044# #536075844 THIS DOCUMENT CONTAINS HEAT SENSITIVE INX. TOUCH ON PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

9500077186