

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

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

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/19/2018	Advance Fee	Advance Fee	2475	\$0.00	\$1,500.00
12/19/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/19/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/19/2018	Crying Sale			\$10.00	\$0.00
12/19/2018	Docketing			\$15.00	\$0.00
12/19/2018	Levy			\$15.00	\$0.00
12/19/2018	Mailing Costs			\$24.00	\$0.00
12/19/2018	Posting Handbill			\$15.00	\$0.00
12/19/2018	Press Enterprise Inc.			\$1,110.00	\$0.00
12/19/2018	Sheriff Automation Fund			\$50.00	\$0.00
12/19/2018	Web Posting			\$100.00	\$0.00
02/04/2019	Continued or Cancelled Sale	Postponed to: 4/24/2019		\$10.00	\$0.00
04/16/2019	Continued or Cancelled Sale	Postponed to: 6/12/2019		\$10.00	\$0.00
06/05/2019	Service			\$165.00	\$0.00
06/05/2019	Service Mileage			\$24.00	\$0.00
06/05/2019	Copies			\$5.50	\$0.00
06/05/2019	Notary Fee			\$15.00	\$0.00
06/05/2019	Tax Claim Search			\$5.00	\$0.00
06/05/2019	Surcharge			\$120.00	\$0.00
06/06/2019	Continued or Cancelled Sale	Postponed to: 8/28/2019		\$10.00	\$0.00
08/26/2019	Continued or Cancelled Sale	Postponed to: 10/9/2019		\$10.00	\$0.00

\$1,746.00 \$1,500.00

TOTAL BALANCE: \$(246.00)



130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Facsimile 973-404-8886
Email: PA_Sales@rasnj.com

August 27, 2019

VIA FACSIMILE/EMAIL

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

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

Docket: 2016-CV-1111

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

Sheriff Sale No.:

Our File No.: 18-200876 - JeB

Dear Sir/Madam:

Please be advised our office represents the Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 10/9/2019 be STAYED due to the following reason: Loss mitigation.

Total Dollar Amount Collected: To follow

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

Very truly yours,

Jessica Butler
Legal Assistant



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

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

REAL ESTATE SALE REQUEST LEDGER

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12/19/2018	Mailing Costs			\$24.00	\$0.00
12/19/2018	Posting Handbill			\$15.00	\$0.00
12/19/2018	Press Enterprise Inc.			\$1,110.00	\$0.00
12/19/2018	Sheriff Automation Fund			\$50.00	\$0.00
12/19/2018	Web Posting			\$100.00	\$0.00
02/04/2019	Continued or Cancelled Sale	Postponed to: 4/24/2019		\$10.00	\$0.00
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				\$1,746.00	\$1,500.00

TOTAL BALANCE:	\$(246.00)
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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

v.

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

Defendant(s)

NO: 2016-CV-1111

ORDER

FILED
PROTHONOTARY
2019 AUG 23 P 2:09
CLERK OF COURTS OF
COUNTY OF COLUMBIA

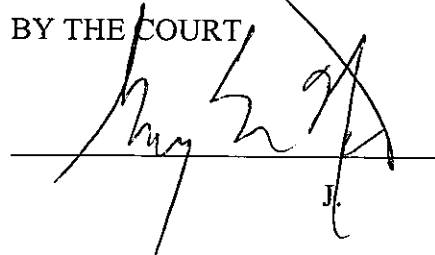
165

ORDER

AND NOW, this 23rd day of August, 2019, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for August 28, 2019, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for October 9, 2019. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT


J.





133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

COLUMBIA County Sheriff's Office

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

CCP, COLUMBIA County Docket No. 2016-CV-1111

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

Enclosures

cc: BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A. BERTOLLO AKA
MARK BERTOLLO AKA MARK ANDREW BERTOLLO

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

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

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 **06/12/2019 at 10:00 AM** for the above captioned matter has
been continued until **08/28/2019 at 10:00 AM**.

Date: 6/14/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff



18-200876 - BeC



RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

Certificate of Filing

On this date, I 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: 6/14/2019

RAS Citron, LLC

By: 

Robert Crawley, Esq.
ID No. 319712
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

v.

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

Defendant(s)

NO: 2016-CV-1111

ORDER

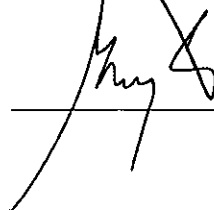
FILED
PROTHONOTARY
2019 JUN 11 P 1:52
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 11th day of June, 2019, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for June 12, 2019, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for August 28, 2019. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT



J.



Michelle M. Zelina, Esq.**
Jenine R. Davey, Esq. *#,*
Steven D. Krol, Esq.
Laura M. Egerman, Esq.
Monika Pundarik, Esq.
Iana Sukhman, Esq.*
Naser Selmanovic, Esq.
Christopher Ford, Esq.*
Jennifer A. Stead, Esq.*
Aleisha Jennings, Esq.
Jeffrey Grabowski, Esq.
Amira Irfan, Esq.*
Micah Pakay, Esq.
Shannon Dobel, Esq.*
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayn Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



133 GAITHER DRIVE, SUITE F
MOUNT LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Jim L. Robertson, Esq.
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

June 6, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

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

Docket: 2016-CV-1111

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

Our File No.: 18-200876 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 06/12/2019 be postponed until 8/28/2019 pending a court order.

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

Very Truly Yours,

Benjamin Cro
Paralegal



18-200876 - BeC



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON TRUST vs.
COMPANY

Defendant
BRANDI L. BERTOLLO
MARK BERTOLLO

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

Sheriff's Sale Date: Wednesday, June 12, 2019
Writ of Execution No. : 2016CV1111
Advance Sheriff Costs: \$1,500.00

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

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,110.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 4/24/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 6/12/2019	\$10.00
Service		\$165.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$120.00
Total Sheriff Costs		\$1,921.00

Municipal Costs

Sewer	\$572.00
Total Municipal Costs	\$572.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

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

Grand Total:

\$2,564.75

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

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

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

NO. 165-2018 ED

NO. 1111-2016 JD

DATE/TIME OF SALE: JUNE 12, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

16-1117

VS. _____

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>466.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1110.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1360.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>572.00</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>572.00</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>6</u>

TOTAL COSTS (OPENING BID) \$ 2544.75



133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
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Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

COLUMBIA County Sheriff's Office

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

CCP, COLUMBIA County Docket No. 2016-CV-1111

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

Enclosures

cc: BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

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RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

Plaintiff

v.

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

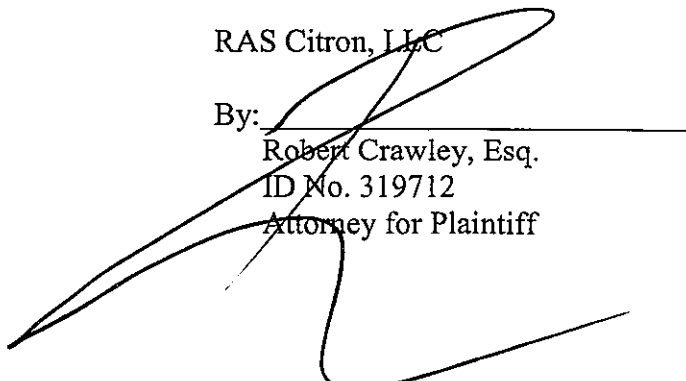
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **04/24/2019 at 9:00 AM** for the above captioned matter has
been continued until **6/12/2019 at 9:00 AM**.

Date: 4/19/2019

RAS Citron, LLC

By: 
Robert Crawley, Esq.
ID No. 319712
Attorney for Plaintiff

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

Plaintiff

v.

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

Defendant(s)

Certificate of Filing

On this date, I 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: 4/19/2019

RAS Citron, LLC

By: 

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff

Michelle M. Zelina, Esq.**
Jenine R. Davey, Esq. *#,*
Steven D. Krol, Esq.
Laura M. Egerman, Esq.
Monika Pundalik, Esq.
Lana Sukhman, Esq.*
Naser Selmanovic, Esq.
Christopher Ford, Esq.*
Jennifer A. Stead, Esq.*
Aleisha Jennings, Esq.
Jeffrey Grabowski, Esq.
Amira Irfan, Esq.**
Micah Pakay, Esq.
Shannon Dobel, Esq.*
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayin Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



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MOUNT LAUREL, NJ 08054
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Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Jim L. Robertson, Esq.
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

April 16, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

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

Docket: 2016-CV-1111

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

Sheriff Sale No.:

Our File No.: 18-200876 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 04/24/2019 be postponed until 6/12/2019.

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

Very Truly Yours,

Benjamin Cro
Paralegal



18-200876 - BeC



FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron
DATE	2019-04-16 13:43:48 GMT
RE	Postponement Letter 2016-CV-1111

COVER MESSAGE

Please see the attached.

Thank you,

Benjamin M. Cro
Paralegal



RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: 855-225-6906 Ext. 281
Fax: 866-381-9549
Email: BenCro@rasnj.com

Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, [Jonathan Stears](mailto:jstears@rasnj.com), at 855-225-6906 Ext 272 or by email at jstears@rasnj.com. Thank You.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz and Schneid, P.L. for damage arising in any way from its use.

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133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

COLUMBIA County Sheriff's Office

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

CCP, COLUMBIA County Docket No. 2016-CV-1111

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

Enclosures

cc: BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A. BERTOLLO AKA
MARK BERTOLLO AKA MARK ANDREW BERTOLLO

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

18-200876 - BeC

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

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 **02/13/2019 at 9:00 AM** for the above captioned matter has
been continued until **4/24/2019 at 9:00 AM**.

Date: _____

2/27/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff



18-200876 - BeC



RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

Plaintiff

v.

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

Defendant(s)

Certificate of Filing

On this date, I 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: 2/27/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.
ID No. 319712
Attorney for Plaintiff



133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

COLUMBIA County Sheriff's Office

Re: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT
R. BENNETT, DECEASED; et al.

CCP, COLUMBIA County Docket No. 2018-CV-255

Dear Sir or Madam:

Enclosed please find the Notice of the Date of Continued Sheriff's Sale, Certificate of Compliance and Certification of Service for the above captioned matter. I have also enclosed a copy of the Notice of the Date of Continued Sheriff's Sale to be time-stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

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

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-255

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER ROBERT R. BENNETT, DECEASED ; MARK
BENNET, IN HIS CAPACITY AS HEIR OF ROBERT
R. BENNETT, DECEASED; PAMELA MURPHY, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; KIM HUNTINGTON, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; REBECCA BIDELESPACH, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; BETH COOPER, IN HER
CAPACITY AS HEIR OF ROBERT R. BENNETT,
DECEASED

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **02/13/2019 at 9:00 AM** for the above captioned matter has
been continued until **4/24/2019 at 9:00 AM**.

Date: 2/27/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff



17-122879 - BeC



RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-255

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER ROBERT R. BENNETT, DECEASED ; MARK
BENNET, IN HIS CAPACITY AS HEIR OF ROBERT
R. BENNETT, DECEASED; PAMELA MURPHY, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; KIM HUNTINGTON, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; REBECCA BIDELESPACH, IN
HER CAPACITY AS HEIR OF ROBERT R.
BENNETT, DECEASED; BETH COOPER, IN HER
CAPACITY AS HEIR OF ROBERT R. BENNETT,
DECEASED

Defendant(s)

Certificate of Filing

On this date, I 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: 2/27/2019

RAS Citron, LLC

By: 

Robert Crawley, Esq.

ID No: 319712

Attorney for Plaintiff

Michelle M. Zellon, Esq. **
 Jenine R. Davey, Esq. *#**
 Steven D. Krol, Esq.
 Laura M. Egernan, Esq.
 Monika Pundalik, Esq.
 Lana Sukhman, Esq. *
 Naser Selmanovic, Esq.
 Christopher Ford, Esq. *
 Jennifer A. Stead, Esq. *
 Aleisha Jennings, Esq.
 Jeffrey Grabowski, Esq.
 Amir Alrfan, Esq. **
 Micah Pakay, Esq.
 Shannon Doherty, Esq. **
 Brandon Pack, Esq. *#
 James DiMaggio, Esq. *#
 Melissa Crotty, Esq.
 Zayn Bajor, Esq. *#
 Marguerite Mounier-Wells, Esq. *

Attorneys above are admitted in NJ
 * Also admitted in NY
 ** Also admitted in FL
 *# Also admitted in PA



133 GAITHER DRIVE, SUITE F
 MOUNT LAUREL, NJ 08054
 855-225-6906
 Facsimile 866-381-9549
 E-Mail: PASales@rasnj.com

Richard M. Citron, Esq.
 Member of New Jersey Bar
 Member of Pennsylvania Bar
 Jim L. Robertson, Esq.
 Member of Texas Bar
 Everett L. Anschutz, Esq.
 Member of Texas Bar
 David J. Schneider, Esq.
 Member of Florida Bar

February 4, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
 Attn: Real Estate Department

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

Docket: 2016-CV-1111

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

Sheriff Sale No.:

Our File No.: 18-200876-BcC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 02/13/2019 be postponed until 04/24/2019.

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

Very Truly Yours,

Benjamin Cro

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron
DATE	2019-02-12 08:04:58 GMT
RE	Postponement letter

COVER MESSAGE

Thank you,

Benjamin M. Cro
Paralegal



RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: 855-225-6906 Ext. 281
Fax: 866-381-9549
Email: BenCro@rasnj.com

Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, Jonathan Stears, at 855-225-6906 Ext. 272 or by email at jstears@rasnj.com. Thank You.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

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Benjamin Cro

From: Benjamin Cro
Sent: Monday, February 04, 2019 4:06 PM
To: 'tchamberlain@columbiapa.org'; 'shower@columbiapa.org'
Subject: Postponement letter 2016-CV-1111
Attachments: BERTOLLO PP.pdf

Please see the attached.

Thank you,

Benjamin M. Cro
Paralegal



RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: 855-225-6906 Ext. 281
Fax: 866-381-9549
Email: BenCro@rasnj.com

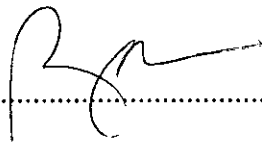
Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, [Jonathan Stears](mailto:jstears@rasnj.com), at 855-225-6906 Ext. 272 or by email at jstears@rasnj.com. Thank You.

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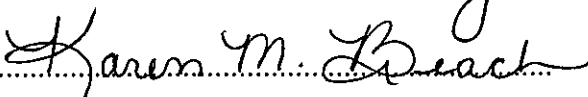
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STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA , SS

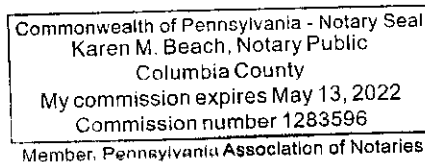
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 23, 30 and February 6, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 6th day of February, 2019.....

.....

(Notary Public)



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

.....

Michelle M. Zelina, Esq.**
Jenine R. Davey, Esq. *#,**
Steven D. Krol, Esq.
Laura M. Egerman, Esq.
Monika Pundalik, Esq.
Lana Sukhman, Esq.*
Naser Selmanovic, Esq.
Christopher Ford, Esq.*
Jennifer A. Stend, Esq.*
Aleisha Jennings, Esq.
Jeffrey Grabowski, Esq.
Amira Irfan, Esq.**
Micah Pakay, Esq.
Shannon Dobel, Esq.**
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayln Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



133 GAITHER DRIVE, SUITE F
MOUNT LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Jim L. Robertson, Esq.
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

February 4, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

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

Docket: 2016-CV-1111

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

Sheriff Sale No.:

Our File No.: 18-200876 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 02/13/2019 be postponed until 4/24/2019.

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

Very Truly Yours,

Benjamin Cro
Paralegal

18-200876 - BeC



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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33594

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

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

Assessment: 17,333
Balances as of 01/25/2019

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

RAS CITRON, LLC
Attorneys for Plaintiff
Robert Crawley Esq., ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.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
COLUMBIA COUNTY

NO: 2016-CV-1111
2018-ED-165

MORTGAGE FORECLOSURE

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

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

1. On January 2, 2019, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant by a private process server. A copy of the service return is attached hereto and made part hereof as Exhibit "A."
2. On January 8, 2019, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

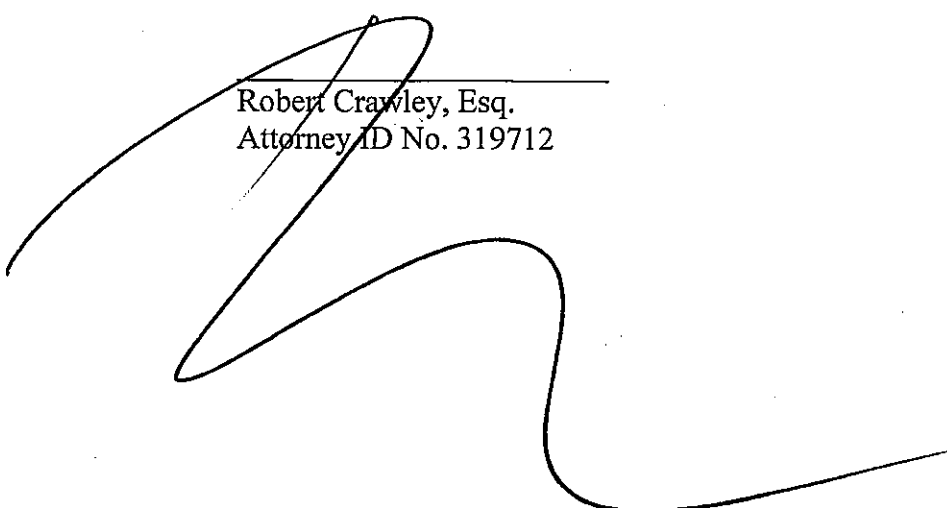
CO
TJ

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

Dated:

11/16/2019

RAS Citron, LLC



Robert Crawley, Esq.
Attorney ID No. 319712

RAS Citron, LLC
Robert Crawley ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111
2018-ED-165

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC 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 A/K/A Brandi Bertollo
1140 Spring Garden Avenue
Berwick, PA 18603

Brandi L. Bertollo A/K/A Brandi Bertollo
206 Market Street
Mifflinville, PA 18631

Mark A. Bertollo A/K/A Mark Bertollo Mark Andrew Bertollo
1140 Spring Garden Avenue
Berwick, PA 18603

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

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

Brandi L. Bertollo A/K/A Brandi Bertollo
1140 Spring Garden Avenue
Berwick, PA 18603

Brandi L. Bertollo A/K/A Brandi Bertollo
206 Market Street
Mifflinville, PA 18631

Mark A. Bertollo A/K/A Mark Bertollo Mark Andrew Bertollo
1140 Spring Garden Avenue
Berwick, PA 18603

Mark A. Bertollo A/K/A Mark Bertollo 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:

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

Geisinger Medical Center
100 N. Academy Avenue
Danville, PA 17822

Geisinger Clinic
100 N. Academy Avenue
Danville, PA 17822

Geisinger Medical Center
C/O Marks, McLaughlin & Dennehy
12 West Market Street
P.O. Box 179
Danville, PA 17821

Geisinger Clinic
C/O Marks, McLaughlin & Dennehy
12 West Market Street
P.O. Box 179
Danville, PA 17821

Berwick Area Joint Sewer Authority
C/O Dickson, Gordner, McDonald & Hess
208 East Second Street
Berwick, PA 18603

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

Pennsylvania Housing Finance Agency
211 North Front Street
Harrisburg, PA 17101

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 West Main Street, County Annex
Bloomsburg, PA 17815

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

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

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

None

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

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

RAS CITRON, LLC
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO;
MARK A. BERTOLLO AKA MARK BERTOLLO
AKA MARK ANDREW BERTOLLO
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO

Property: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$68,483.35

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on February 13, 2019 at 9:00 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.

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

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

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del.	Express Mail	Check appropriate block for Registered Mail:	With Postal Insurance	Without postal insurance	Postmark and Date of Receipt	Artix stamp here if issued as certificate of mailing or for additional copies of this bill.
RAS Citron, LLC 133 Gather Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks	
1	2016-CV-111	Columbia county Domestic Relations 11 West Main Street, Bloomsburg, PA 17815													
2	2018-ED-165	Columbia County Tax Claim Bureau 11 West Main Street, County Annex Bloomsburg, PA 17815													
3	02/13/2019	Commonwealth of Pa, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230													
4		Tenants/Occupants Rear 1140 Spring Garden Avenue Berwick, PA 18603													
5		Pennsylvania Housing Finance Agency 211 North Front Street, Harrisburg, PA 17101													
6		Berwick Area Joint Sewer Authority 1108 Freas Avenue, Berwick, PA 18603													
7		Geisinger Medical Center 100 N Academy Avenue, Danville, PA 17822													
8		Geisinger Clinic 100 N. Academy Avenue, Danville, PA 17822													
9		Geisinger Medical Center c/o Marks, McLaughlin & Denny 12 West Market Street, P.O. Box 179, Danville, PA 17821													
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11		Berwick Area Joint Sewer Authority c/o Dickson, Gardner, McDonald & Hess 208 East Second Street, Berwick, PA 18603													
12															
13															
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.											
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen													

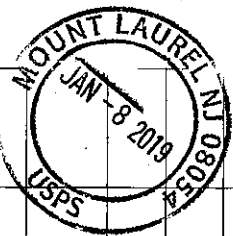


Exhibit B

Brandi L. Bertollo a/k/a Brandi Berollo - RAS #18-200876 (Columbia County)
Mark A. Bertollo a/k/a mark Bertollo a/k/a Mark Andrew Bertollo - RAS #18-200876 (Columbia County)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




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

Case Number
2016CV1111

SHERIFF'S RETURN OF SERVICE

01/02/2019 12:02 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARK BERTOLLO AT 210 WALNUT STREET, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 03, 2019

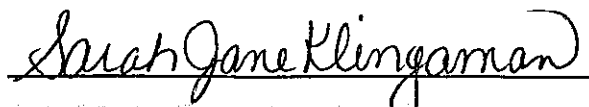
Exhibit A

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

NOTARY

Affirmed and subscribed to before me this

3RD day of JANUARY, 2019



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

(c) CountySite Sheriff. Teleosoft, Inc.

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

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

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

Your house (real estate) at REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on **February 13, 2019** at **09:00AM** 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 new date will be announced at the time of sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

Exhibit A

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

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-692-7375

Exhibit A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

SHERIFF'S RETURN OF SERVICE

01/02/2019 08:20 AM - 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: BRANDI L. BERTOLLO AT 206 MARKET STREET, MIFFLINVILLE, PA 18631.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2019

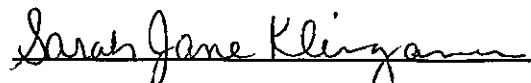
Exhibit A

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2019

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



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

(c) Countywide Sheriff, Columbia, Inc.

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
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855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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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
COLUMBIA COUNTY

NO: 2016-CV-1111

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BRANDI L. BERTOLLO AKA BRANDI BERTOLLO
206 MARKET STREET, MIFFLINVILLE, PA 18631

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

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Exhibit A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge:

ELIZABETH WHITENIGHT

Relation:

CLERK

Date:

12/20/18

Time:

1615

Deputy:

4

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV1111

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Aiyssa Wido

Relation: Clerk

Date: 12/20/18 Time: 1625

Deputy: 4 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2016CV1111 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

SHERIFF'S RETURN OF SERVICE

01/09/2019 02:34 PM - DEPUTY JONATHAN BROADT, 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.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

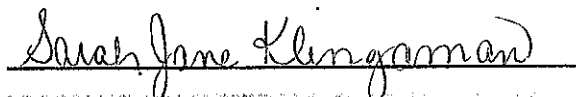
January 09, 2019

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

NOTARY

Affirmed and subscribed to before me this

9TH day of JANUARY, 2019



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

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

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-9-19

Time:

14:34

Deputy:

7

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV1111

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



January 8, 2019

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: 2018-ED-165**

Dear Timothy:

The amount due on the sewer account #112262 for the property located at 1140 R.
Spring Garden Avenue Berwick, Pa through March 31, 2019 is \$572.00. This
amount includes fees to satisfy a lien on this property.

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

Sincerely,

Hearing Impaired Kelly Morris

"BAJSA is an Equal Opportunity Provider" Authority Employer

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
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JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 03, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
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Affirmed and subscribed to before me this

3RD day of JANUARY, 2019



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1111

SHERIFF'S RETURN OF SERVICE

01/02/2019 08:20 AM - 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: BRANDI L. BERTOLLO AT 206 MARKET STREET, MIFFLINVILLE, PA 18631.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2019

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2019

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



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

(c) CountySulia Sheriff, Teleosoft, Inc.

Notice 2018 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

COURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS

NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
2712

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,333	11.385	193.39	197.34	217.07
SINKING		1	16.98	17.33	19.06
FIRE		1.25	21.24	21.67	22.75
LIGHT		1.25	21.24	21.67	22.75
BORO RE		14.1	239.51	244.40	256.62
The discount & penalty have been calculated for your convenience			492.36 April 30 If paid on or before	502.41 June 30 If paid on or before	538.25 June 30 If paid after
PAY THIS AMOUNT					

YES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

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

This tax returned
to courthouse on:
January 1, 2019

Owner

FILE COPY

You desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

4/26/18

2018 SCHOOL REAL ESTATE TAX NOTICE

Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Bill Date: 7/1/2018

Bill #: 324

TAXPAYER COPY

Parcel #: 04C02 01800000

Prop. Type

Property Location and Description:
1140 REAR SPRING GARDEN AVE
.067

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

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	748.79
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	733.81
If Paid By 10/31/2018	FACE Amount	748.79
If Paid After 10/31/2018	10% Penalty Amount	823.67

Taxes are due and payment is requested from:

C04
BERTOLLO MARK A & BRANDI
210 WALNUT ST
BERWICK, PA 18603-3805

Last Day to Pay: 12/31/2018
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

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

Core Page 8-16

2018 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

001/142

C04
 BERTOLLO EDWARD L & SALLY A J
 1140 SPRING GARDEN AVE
 BERWICK, PA 18603-3518

Bill Date: 7/1/2018

Bill #: 323

TAXPAYER COPY

Parcel #: 04A07 05700000

Prop. Type

Property Location and Description:

210 WALNUT ST
 .333

Assessment:

L= 5,809
 B= 40,723
 T= 46,532

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	2,010.18
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	1,969.98
If Paid By 10/31/2018	FACE Amount	2,010.18
If Paid After 10/31/2018	10% Penalty Amount	2,211.20

Last Day to Pay: 12/31/2018

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

Office Hours:

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

W113
 8/21/18

Tax Notice 2018 County & Municipality
 BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2018

BILL NO.
 2711

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	46,532	11.385	519.17	529.77	582.75
SINKING		1	45.60	46.53	51.18
FIRE		1.25	57.01	58.17	61.08
LIGHT		1.25	57.01	58.17	61.08
BORO RE		14.1	642.98	656.10	688.91
The discount & penalty have been calculated for your convenience			1,321.77 April 30 If paid on or before	1,348.74 June 30 If paid on or before	1,445.00 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BERTOLLO EDWARD L & SALLY A J
 C/O 1140 REAR SPRING GARDEN AVE
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04A-07 -057-00,000
 210 WALNUT ST
 .3334 Acres Land 5,809
 Buildings 40,723
 Total Assessment 46,532

This tax returned
 to courthouse on:
 January 1, 2019

FILE COPY

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

4.30-18 8

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARK BERTOLLO

Primary Address: 210 WALNUT STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-2-19

Time: 12:02

Deputy: 7

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERTOLLO, MARK

2016CV1111

210 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-2-19

Time: 12:06

Deputy: 3

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2016CV1111

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

165

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 1-2-14

Time: 13:35

Deputy: 7

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2016CV1111

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Shelly Bertollo

Relation: tenant

Date: 01-02-19

Time: 09:38

Deputy: 7

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV1111

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1111

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 165
Manner: < Not Specified > **Expires:** **Warrant:** ** YES **
Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRANDI L. BERTOLLO
Primary Address: 210 WALNUT STREET
 BERWICK, PA 18603
Phone: **DOB:** 10/11/1975
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 1-2-19 **Time:** 08:20
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

BERTOLLO, BRANDI L.

2016CV1111

210 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 12/20/18

Account:

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

Ad ID: 1156187
Description: SHERIFF SALE BERTOLLO
Run Dates: 01/23/19 to 02/06/19
Class: 2
Agate Lines: 183
Blind Box:

Total Ad Cost \$1,110.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/23/19	02/06/19	3	\$1,110.00

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 13, 2019 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 L. 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
RAS CITRON, LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S 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 13, 2019
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 L. 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

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

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO;
MARK A. BERTOLLO AKA MARK BERTOLLO AKA
MARK ANDREW BERTOLLO
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-165

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount \$ 68,483.35

(Costs to be added) \$ _____

Total \$ _____
Prothonotary

Prothonotary

By: Barbara N. Silvette /s/

Proth & Clerk of Sev. Courts

Date: Dec 12, 2018 My Comm. Ex. 1st Monday in 2020

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-1111

2018-ED-165

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

v.

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

WRIT OF EXECUTION

JUDGMENT TOTAL \$ 68,483.35

COSTS PAID:

PROTHONOTARY \$

SHERIFF \$

STATUTORY \$

COSTS DUE PROTHONOTARY \$

PREMISES TO BE SOLD:

REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-165

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A.
BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF
NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR
RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2003-RP1, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as
of the date the Praeipe 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:

Berwick Area Joint Sewer Authority
Address to Follow

Geisinger Medical Center
Address to Follow

Geisinger Clinic
Address to Follow

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company,
N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage
Asset-Backed Pass-Through Certificates, Series 2003-RP1
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

Delta Funding Corporation
Address to Follow

Pennsylvania Housing Finance Agency
Address to Follow

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations
11 West Main Street, Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 W Main Street, Main Street County Annex, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 28130, 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:

None

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

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Mark Andrew Bertollo
Debtor(s)

Chapter 13

Case No. 5:17-bk-03701-JJT

Order

Upon consideration of the Motion to dismiss case and it having been determined after notice and opportunity for hearing, that the case should be dismissed, it is

ORDERED that the above-named case of the debtor(s) be and is hereby dismissed.

Dated: October 10, 2017

By the Court,

A handwritten signature in black ink, appearing to read "John J. Thomas", written over a horizontal line.

Honorable John J. Thomas
United States Bankruptcy Judge
By: MMchugh, Deputy Clerk

04C-02-018

Boro Bsk

REAL ESTATE OUTLINE

ED # 2018 ED 165

DATE RECEIVED 12-18-18
DOCKET AND INDEX 2016 CV 1111

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>X</u>	CK# <u>2475</u>

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

SALE DATE Feb. 13, 19 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-1165

CERTIFICATION

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

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

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

By: 

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-1165

LAST KNOWN MAILING ADDRESS

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

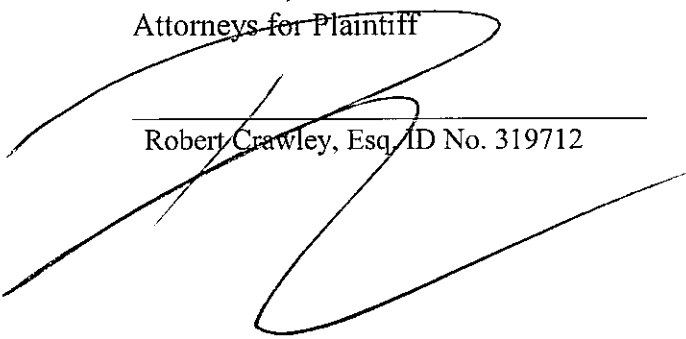
BRANDI L. BERTOLLO AKA BRANDI BERTOLLO
210 WALNUT STREET, BERWICK, PA 18603

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

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

RAS Citron, LLC
Attorneys for Plaintiff

Date: 12/17/2018


Robert Crawley, Esq. ID No. 319712

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Robert Crawley, Esq. ID No. 319712
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Mt. Laurel, NJ 08054
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rcrawley@rasnj.com

Attorneys for Plaintiff

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

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A.
BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-165

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RP1, Plaintiff in the above action, by the undersigned attorney, **RAS CITRON, LLC** 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:

Berwick Area Joint Sewer Authority
Address to Follow

Geisinger Medical Center
Address to Follow

Geisinger Clinic
Address to Follow

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company,
N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage
Asset-Backed Pass-Through Certificates, Series 2003-RP1
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

Delta Funding Corporation
Address to Follow

Pennsylvania Housing Finance Agency
Address to Follow

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations
11 West Main Street, Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 W Main Street, Main Street County Annex, Bloomsburg, PA 17815

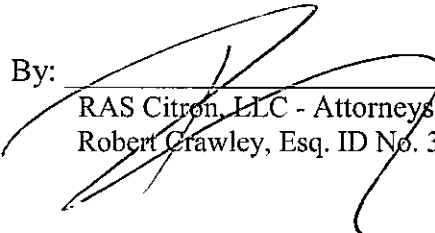
Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 28130, Harrisburg, PA 17128-1230

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:

None

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

By: 
RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-165

v.

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

Defendant(s)

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: **04C-02-018**

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Case Number: 2016-CV-1111

Judgment Amount: \$68,483.35

Attorney: RAS Citron, LLC – Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Legal Description

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

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

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

PROPERTY ID: **04C-02-018**

TITLE TO SAID PREMISIS 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** INSTRUMENT NUMBER **200102880**.

TO BE SOLD AS PROPERTY OF: MARK A. BERTOLLO AND BRANDI BERTOLLO, HUSBAND AND WIFE

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-1165

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 12/17/2018

By: 

Robert Crawley, Esq., ID No. 319712 - Attorney for Plaintiff



133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549

12/17/2018

Columbia County Sheriff's Office
35 West Main Street 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 Docket No. 2016-CV-1111

Dear Sir or Madam:

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

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

Thank you for your assistance in this matter.

Sincerely,

Christina Jans
Paralegal

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

Document Receipt

Trans #	14944	Carrier / service:	USPS Server	First-Class Mail®	12/19/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking # 71901140006000146200

Doc Ref #: 2018ED165

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	14943	Carrier / service:	USPS Server	First-Class Mail®	12/19/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000146194

Doc Ref #: 2018ED165

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14943	Carrier / service:	USPS Server	First-Class Mail®	12/19/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000146194

Doc Ref #: 2018ED165

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14942	Carrier / service:	USPS Server	First-Class Mail®	12/19/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000146187

Doc Ref #: 2018ED165

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	14945	Carrier / service:	USPS Server	First-Class Mail®	12/19/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000146217

Doc Ref #: 2018ED165

Postage 5.4200

PHILADELPHIA PA 19106

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2016-CV-1111

2018-ED-165

v.

BRANDI L. BERTOLLO AKA BRANDI BERTOLLO; MARK A.
BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW
BERTOLLO
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK A. BERTOLLO AKA MARK BERTOLLO AKA MARK ANDREW BERTOLLO
REAR 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603

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

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

Your house (real estate) at REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on **Feb. 13, 2019** at **9:00 am** 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 new date will be announced at the time of sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-692-7375



PA Cost Advance Account
130 Clinton Road, Suite 202
Fairfield, NJ 07004

Date 12/17/2018

2475
63-8413/2670

*****One thousand five hundred and 00/100 USD*****

***1,500.00**

PAY TO THE Columbia County Sheriff's Office
ORDER OF 35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

Memo Sheriff Sale D/2016-CV-1111/LN#**37578/Bertollo, Mark

⑈ 2475⑈ ⑆ 26708413⑆ 260179707⑈

AUTHORIZED SIGNATURE