

# SHERIFF'S SALE

---

Wednesday, June 12th, 2024 at 09:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV29 AND CIVIL WRIT NO. 2022CV29 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

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

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

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

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

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

BEING KNOWN AS: REAR 1140 SPRING GARDEN AVENUE BERWICK, PA 18603  
PROPERTY ID: 0402 01800

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

PROPERTY ADDRESS: 1140 SPRING GARDEN AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04C 02 01800

## **TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale 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 either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
RAS CITRON LLC  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>