COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Santander Bank VS Aaron Colon & Nicole Williams

NO. 141-2014 ED NO. 792-2013 JD

DATE/TIME OF SALE: FEBRUARY 11, 2015 9:00 AM

BID PRICE (INCLUDES COST) $ 23541.02

POUNDAGE – 2% OF BID $ 475.08

TRANSFER TAX – 2% OF FAIR MKT $ —

MISC. COSTS $ —

TOTAL AMOUNT NEEDED TO PURCHASE $ 23991.10

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: $ 23991.10

LESS DEPOSIT: $ 1350.00

DOWN PAYMENT: $ _____

TOTAL DUE IN 8 DAYS $ 949.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

Plaintiff		Defendant
SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK	**vs.**	AARON PAUL GOLON NICOLE WILLIAMSKI

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, February 11, 2015

Writ of Execution No. : 2013CV792

Advance Sheriff Costs: $1,350.00

Location of the real estate: 1458 STATE ROUTE 93, 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.	$1,411.44
Prothonotary, Acknowledge Deed	$10.00
Sheriff Automation Fund	$50.00
Sheriff's Deed	$35.00
Solicitor Services	$75.00
Transfer Tax Form	$25.00
Web Posting	$100.00
Service	$150.00
Service Mileage	$24.00
Distribution Form	$25.00
Copies	$5.00
Notary Fee	$15.00
Tax Claim Search	$5.00
Surcharge	$110.00
Other	$34.08
Total Sheriff Costs	**$2,186.02**

Distribution Costs

Recording Fees	$68.00
Total Distribution Costs	**$68.00**
Grand Total:	**$2,254.02**

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

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001501321

DATE
3/2/2015

AMOUNT
****$949.10

PAY NINE HUNDRED FORTY-NINE AND 10 / 100 Dollars

TO THE ORDER OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

SAM [799961] 1458 STATE ROUTE 93 (2013-CV-792)

⑈001501321⑈ ⑆036001808⑆ 3615086666⑈

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
SEAN.MCDONNELL@phelanhallinan.com

SEAN.MCDONNELL
Legal Assistant, Ext. 1422

February 23, 2015

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: AARON GOLON
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON
1458 STATE ROUTE 93
BERWICK, PA 18603-5406
2013-CV-792

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

SEAN.MCDONNELL
On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.

PH # 799961

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquires may be directed to the following person:

Name			Telephone Number:
Phelan Hallinan Diamond & Jones, LLP			**215-563-7000**
Mailing Address	City	State	ZIP Code
1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	**Philadelphia**	**PA**	**19103**

B. TRANSFER DATA

Date of Acceptance of Document 3/2/15

Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
Timonthy Chamberlain	**(570) 389-5622**	**FEDERAL NATIONAL MORTGAGE ASSOCIATION**	(215) 575-1400

Mailing Address			Mailing Address		
PO Box 380 , W. Main Street			**PO Box 650043**		
City	State	ZIP Code	City	State	ZIP Code
Bloomsburg	**PA**	17815	**Dallas**	**TX**	75265

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
1458 STATE ROUTE 93, BERWICK, PA 18603-5406	**BRIAR CREEK TOWNSHIP**

County	School District	Tax Parcel Number
COLUMBIA	**BERWICK**	**07,01-012-00,000**

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ **Y** ☒ **N**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$ 2,254.02 (winning bid)	**+ -0-**	**= $ 2,254.02**
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
$ 28,531.00	**X 3.61**	**= $102,996.91**

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1b. Percentage of Grantor's Interest in Real Estate
= $102,996.91	**100%**	**100%**

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession _____ (Name of Decedent) Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ *Other (Please explain exemption claimed, if other than listed above.
This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
SEAN.MCDONNELL	3/2/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S SALE COST SHEET

_____ VS. Golon

NO._____ED NO._____JD DATE/TIME OF SALE_____

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 150,00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 24,00	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 24,00	1350
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 5,00	
NOTARY	$ 15,00	
TOTAL **********		$ 390,50
WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 1411,44	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ 1636,44
PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ 68,00	
TOTAL **********		$ 78,00
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	$_____	
SCHOOL DIST. 20__	$_____	
DELINQUENT 20__	$ 5,00	
TOTAL **********		$ 5,00
MUNICIPAL FEES DUE:		
SEWER 20__	$_____	
WATER 20__	$_____	
TOTAL **********		$ -0-
SURCHARGE FEE (DSTE)		$ 110,00
MISC. Bucks Co.	$ 34,08	
_____	$_____	
TOTAL **********		$ 34,08
TOTAL COSTS (OPENING BID)		$ 2254,02

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. v. AARON GOLON et al.
No.: 2013-CV-792

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 02/11/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan, LLP

By:
Legal Assistant

CC: AARON GOLON and NICOLE WILLIAMOSKI A/K/A NICOLE GOLON

PH # 799961

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.	:	**CIVIL DIVISION**
Plaintiff	:	
	:	**No.: 2013-CV-792**
v.	:	
	:	
AARON GOLON		
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON		
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: 11/14/14

Adam H. Davis, Esquire
Attorney for Plaintiff

PII # 799961

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.	:	**CIVIL DIVISION**
Plaintiff	:	
	:	**No.: 2013-CV-792**
v.	:	
	:	

AARON GOLON
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/19/2014 at 09:00 AM in the above-captioned matter has been continued until 02/11/2015 at 09:00 AM.

Date: 11/18/14

Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PH # 799961

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. Plaintiff	:	**CIVIL DIVISION**
	:	**No.: 2013-CV-792**
v.	:	
AARON GOLON **NICOLE WILLIAMOSKI A/K/A NICOLE GOLON** Defendant(s)	:	

PH # 799961

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

AARON GOLON
1287 COUNTY WELFARE ROAD, INMATE # 20140911
LEESPORT, PA 19533-9197

AARON GOLON
INMATE #14-0074 CENTRE CO PRISON,
700 RISHEL HILL ROAD
BELLEFONTE, PA 16823-1488

AARON GOLON
INMATE # 10-0543 COLUMBIA CO PRISON, 721 IRON ST
BLOOMSBURG, PA 17815-2719

NICOLE WILLIAMOSKI
531 EAST 9TH STREET
BERWICK, PA 18603

NICOLE WILLIAMOSKI
825 NORTH MERCER STREET
BERWICK, PA 18603-1625

AARON GOLON
1458 STATE ROUTE 93
BERWICK, PA 18603-5406

AARON GOLON
629A FREAS AVE
BERWICK, PA 18603

AARON GOLON
128 E AZALEA DR
HARRISBURG, PA 17110-3587

NICOLE WILLIAMOSKI
1458 STATE ROUTE 93
BERWICK, PA 18603-5406

Date: _____

_____
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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 October 29 and November 5, 12, 2014 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 .....12th.....day of November.....2014....

.....Karen M. Beach.....

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Beach, Notary Public
Scott Twp., Columbia County
My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

.....

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

November 4, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. v.
AARON GOLON and NICOLE WILLIAMOSKI
1458 STATE ROUTE 93 BERWICK, PA 18603-5406
No.: 2013-CV-792

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 19, 2014 due to the following: Service of NOS.

The Property is to be relisted for the February 11, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

PH # 799961

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

Phelan Hallinan, LLP

Fax

To: Columbia County Sheriff Office **From:** David Tran

Fax: **Date:** 11/3/2014

Phone: **Pages:** 1

Re: Postpone Sale Date – PHS 799961 **CC:**

☑ **Urgent** ☑ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good afternoon,

Currently the sale is set for 11/19/14. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendants:	GOLON, AARON (DIV P) WILLIAMOSKI, NICOLE (DIV P)
Property:	1452 STATE ROUTE 93 BERWICK, PA 18603-6408
Complaint Docket #:	2013-CV-702

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

Phone – 215-320-0007 Ext 1495

Fax – 215-563-8656

The only sale date available is February 11, 2015 9:00 am

REAL ESTATE OUTLINE

ED # [illegible]

DATE RECEIVED 9/2/14

DOCKET AND INDEX 2013-[illegible]

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	X	
WHEREABOUTS OF LKA	X	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	X	
CHECK FOR $1,350.00 OR _____	X	CK# [illegible]

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

SALE DATE Nov. 19th TIME 9:00 AM

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. Plaintiff	:	**COURT OF COMMON PLEAS**
	:	**CIVIL DIVISION**
v.	:	
	:	**NO.: 2013-CV-792**
Aaron Golon **Nicole Williamoski a/k/a Nicole Golon** Defendant(s)	:	**COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1458 State Route 93, Berwick, PA 18603-5406.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Aaron Golon	**1287 County Welfare Road, Inmate # 20140911** **Leesport, PA 19533-9197**
	1458 State Route 93 **Berwick, PA 18603-5406**
Nicole Williamoski a/k/a Nicole Golon	**531 East 9th Street** **Berwick, PA 18603**
	1458 State Route 93 **Berwick, PA 18603-5406**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Aaron Golon	**1287 County Welfare Road, Inmate # 20140911** **Leesport, PA 19533-9197**
	1458 State Route 93 **Berwick, PA 18603-5406**
Nicole Williamoski a/k/a Nicole Golon	**531 East 9th Street** **Berwick, PA 18603**
	1458 State Route 93 **Berwick, PA 18603-5406**

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
County of Columbia	**35 West Main Street** **Bloomsburg, PA**

PH # 799961

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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:

Name	Address (if address cannot be reasonably ascertained, please indicate)
Tenant/Occupant	**1458 State Route 93 Berwick, PA 18603-5406**
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	**6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128**
Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program	**P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105**
Nicole Golon C/O Patrick O'connell, Esquire	**14 West Main Street Bloomsburg, PA 17815-1703**
Domestic Relations of Columbia County	**Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815**
Commonwealth of Pennsylvania Department of Welfare	**P.O. Box 2675 Harrisburg, PA 17105**
Internal Revenue Service Advisory	**1000 Liberty Avenue Room 704 Pittsburgh, PA 15222**
U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building	**228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 8/29/14

By: _____

Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV792

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, NOVEMBER 19, 2014
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 THOSE CERTAIN pieces, parcels or lots of land, situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at the corner of the right-of-way of the State Highway leading from Berwick to Orangeville, in line of land now or late of Henry Ertwine; THENCE by the line of the said Henry Ertwine, South 50 degrees West, 404 feet to the corner of land now or late of Thomas and Anna Nutaitis; THENCE by the line of the said land, South 1 degree, 45 minutes East, 23 feet to the corner of land now or late of Jonathan Eck; THENCE by the line of the said Jonathan Eck, North 89 degrees, 45 minutes East, 161 feet to a corner of land now or late of Thomas and Anna Nutaitis; THENCE by the line of the said Nutaitis, North 44 degrees, 30 minutes East, 342 feet to a corner in the line of the aforesaid State Highway; THENCE by the line of the right-of-way of the aforesaid State Highway, North 67 degrees, 25 minutes West, 100 feet to the corner, the PLACE OF BEGINNING.

BEING Lot No. 2 in the Nutaitis' Plot of Lots, as marked and numbered on said plot or plan, and as surveyed by B.J. George, Surveyor, on March 7, 1941, said plot being known and designated as 'Nutaitis Extension Corner.'

EXCEPTING AND RESERVING, therefrom and thereout, a certain parcel of land containing 00.23 acres, as conveyed to Henry Ertwine and Sophia B. Ertwine, his wife, by Deed of Baron McHenry Omans and Faye Omans, his wife, dated May 25, 1946 and recorded at the Columbia County Recorder's Office in Deed Book No. 130, at page 274.

PARCEL NO. 2:

BEGINNING at a corner on the right-of-way of the State Road leading from Berwick to Orangeville and the corner of land now or late of Baron Oman and Henry Ertwine; THENCE along said right-of-way, North 67 degrees, 25 minutes West, 12 feet to a corner on said right-of-way; THENCE South 38 degrees, 55 minutes West, 70 feet to a corner on line of land now or late of Henry Ertwine and Baron Omans; THENCE North 50 degrees, 00 minutes, 65 feet to the PLACE OF BEGINNING.

CONTAINING 358 Square feet, more or less.

UNDER AND SUBJECT To any restrictions, conditions, covenants, easements, right-of-ways, licenses, leases, reservations, exceptions, etc., which may exist in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Aaron Golon, unmarried and Nicole Williamoski, unmarried, as joints tenants with right of survivorship and not as tenants in common, by Deed from Nancy M. Golon, unmarried, dated 10/24/2008, recorded 10/29/2008 in Instrument Number 200811189.

Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

PROPERTY ADDRESS: 1458 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07,01-012-00,000

Seized and taken into execution to be sold as the property of AARON PAUL GOLON, NICOLE WILLIAMSKI in suit of SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK.

---

my Columbia County Sheriff Software, Inc.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountyLaw Shariff Services, Inc

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Judith Pomroy
Legal Assistant, Ext. 1630

Representing Lenders in
Pennsylvania and New Jersey

October 27, 2014

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy
Enclosure

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.

COLUMBIA COUNTY

PH # 799961

DEFENDANT
AARON GOLON
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON

SERVICE TEAM/ lnm
COURT NO.: 2013-CV-792

SERVE AARON GOLON AT:
1287 COUNTY WELFARE ROAD
INMATE # 20140911
LEESPORT, PA 19533-9197
DIVORCED- One cannot accept service for the other

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 19, 2014

SERVED

Served and made known to AARON GOLON, Defendant on the 6th day of October, 20 14, at 1:25, o'clock P. M., at the above, in the manner described below:

X Defendant personally served.
___ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
___ Adult in charge of Defendant's residence who refused to give name or relationship.
___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
___ Agent or person in charge of Defendant's office or usual place of business.
___ _____ an officer of said Defendant's company.
___ Other: _____.

Description: Age 30± Height 5'9" ± Weight 180± Race W Sex M Other _____

I, Constable Dennis Huber, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 10/6/14

NAME: _____

PRINTED NAME: Dennis C. Huber

TITLE: Constable

NOT SERVED

On the _____ day of _____, 20___, at _____ o'clock __. M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

___ Vacant ___ Does Not Exist ___ Moved ___ Does Not Reside (Not Vacant)
___ No Answer on _____ at _____; _____ at _____
___ Service Refused

Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

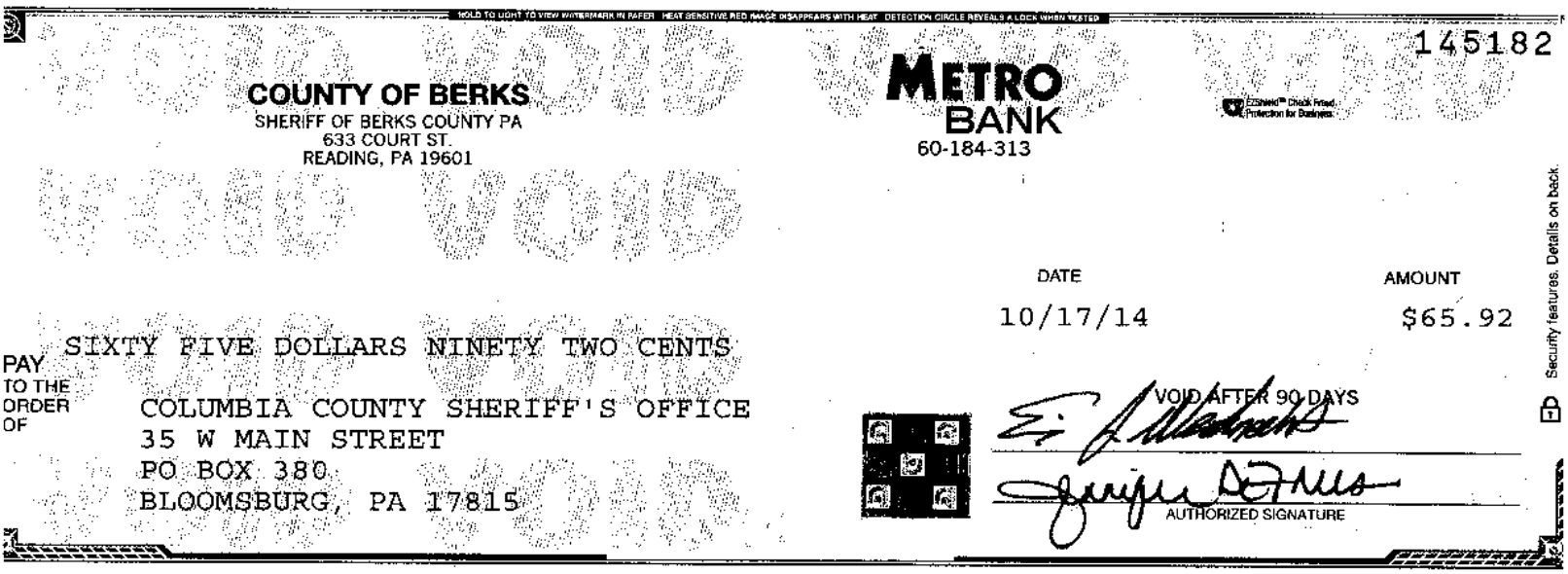
ATTORNEY FOR PLAINTIFF
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563-7000

COUNTY OF BERKS COLUMBIA COUNTY SHERIFF'S OFFICE 145182

Check No: 145182

Items to be paid: Check date: 10/17/14 Amount: $65.92

13-COL-792 19 Def: AARON PAUL GOLON



HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT. DETECTION CIRCLE REVEALS A LOCK WHEN TESTED

145182

COUNTY OF BERKS
SHERIFF OF BERKS COUNTY PA
633 COURT ST.
READING, PA 19601

METRO BANK
60-184-313

EZShield™ Check Fraud Protection for Business

Security features. Details on back.

DATE 10/17/14

AMOUNT $65.92

PAY TO THE ORDER OF SIXTY FIVE DOLLARS NINETY TWO CENTS

COLUMBIA COUNTY SHERIFF'S OFFICE
35 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈145182⑈ ⑆031301846⑆ 538190174⑈

COUNTY OF BERKS, PENNSYLVANIA
SHERIFF'S OFFICE

Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff **Bryant Semenza, Chief Deputy**

AFFIDAVIT OF SERVICE

DOCKET NO. 13-COL-792
COMMONWEALTH OF
PENNSYLVANIA :
COUNTY OF BERKS

Personally appeared before me, William Ulrich, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylania, who being duly sworn according to law, deposes and says that on 9/9/2014 4:20:00PM, he served the annexed WRIT, NOTICE OF SHERIFF'S SALE & LEGAL DESCRIPTION upon AARON PAUL GOLON
2014-0911, within named defendant, by handing a copy thereof to AARON PAUL GOLON
2014-0911, HIM personally , at Berks County Prison, 1287 County Welfare Road, Bern township, Berks County, Pa., and made known to defendant the contents thereof.

DEPUTY SHERIFF OF BERKS COUNTY., PA
William Ulrich

Sworn and subscribed before me
this 12 day of Sep, 2014

NOTARY PUBLIC, READING, BERKS CO ., PA

Services made as set forth above

So Answers,

SHERIFF OF BERKS COUNTY, PA
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings
$ 100.00 DEPOSIT
$ 34.08 ACTUAL COST OF CASE
$ 65.92 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.
_Sec. 2, Act of June 20, 1911, P.L/ 1072

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

100.00 Deposit

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:*** 141

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

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: **AARON PAUL GOLON**

Primary Address: **BERKS COUNTY PRISON INMATE# 20140911**
1287 COUNTY WELFARE ROAD

Phone: ***DOB:*** 07/25/1988

Alternate Address: 1458 STATE ROUTE 93
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: ***Time:***

Deputy: ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, September 03, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

GOLON, AARON PAUL 2013CV792 BERKS COUNTY PRISON INMATE# 20140911, 1287 COUN NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK vs. AARON PAUL GOLON (et al.)	**Case Number** 2013CV792

SHERIFF'S RETURN OF SERVICE

10/14/2014 12:38 PM - DEPUTY KEVIN DENT, 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 1458 STATE ROUTE 93, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2014

Sarah Jane Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill			**Zone:**	
Manner:	< Not Specified >	**Expires:**		**Warrant:**	
Notes:	SHERIFF'S SALE BILL				

Serve To:

Name:	(POSTING)
Primary Address:	1458 STATE ROUTE 93 BERWICK, PA 18603
Phone:	**DOB:**
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	10/14/14	**Time:**	1238
Deputy:	5	**Mileage:**	

Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	**Phone:**	215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING) 2013CV792 1458 STATE ROUTE 93, BERWICK, PA 18603 NO EXPIRATION

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Jessica Gliwa
Legal Assistant

Representing Lenders in Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2013-CV-792
No.: 2014-ED-141

Re: SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A. VS. AARON GOLON, and NICOLE WILLIAMOSKI A/K/A NICOLE GOLON
No.: 2013-CV-792, No.: 2014-ED-141

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

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

Property is listed for the 11/19/2014 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:
Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 799961

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.	:	**COLUMBIA COUNTY**
Plaintiff,	:	**COURT OF COMMON PLEAS**
v.	:	**CIVIL DIVISION**
AARON GOLON	:	
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON	:	**No.: 2013-CV-792**
Defendant(s)		**No.: 2014-ED-141**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Date: 10/13/14

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

PH # 799961

Name and Address Of Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/JKM - 11/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	
1	****	TENANT/OCCUPANT 1458 STATE ROUTE 93 BERWICK, PA 18603-5406	$0.47	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	$0.47	
3	****	County of Columbia 35 West Main Street Bloomsburg, PA	$0.47	
4	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	$0.47	
5	****	Nicole Golon C/O Patrick O'connell, Esquire 14 WEST MAIN STREET BLOOMSBURG, PA 17815-1703	$0.47	
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	$0.47	
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	$0.47	
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	$0.47	
9	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	$0.47	
		RE: AARON GOLON (COLUMBIA) PIF# 79996[illegible] Page 1 of 1 Writ Team	$4.23	

U.S. POSTAGE PITNEY BOWES ZIP 19103 02 4W 0001381181 SEP 26 2014 $ 005.53°

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 insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

COUNTY OF BERKS, PENNSYLVANIA
SHERIFF'S OFFICE

Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Bryant Semenza, Chief Deputy

AFFIDAVIT OF SERVICE

DOCKET NO. 13-COL-792
COMMONWEALTH OF
PENNSYLVANIA :
COUNTY OF BERKS

Personally appeared before me, William Ulrich, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylania, who being duly sworn according to law, deposes and says that on 9/9/2014 4:20:00PM, he served the annexed WRIT, NOTICE OF SHERIFF'S SALE & LEGAL DESCRIPTION upon AARON PAUL GOLON
2014-0911, within named defendant, by handing a copy thereof to AARON PAUL GOLON
2014-0911, HIM personally , at Berks County Prison, 1287 County Welfare Road, Bern township, Berks County, Pa., and made known to defendant the contents thereof.

DEPUTY SHERIFF OF BERKS COUNTY., PA
William Ulrich

Sworn and subscribed before me
this 12 day of Sep, 2014

NOTARY PUBLIC, READING, BERKS CO., PA

Services made as set forth above

So Answers,

SHERIFF OF BERKS COUNTY, PA
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings
$ 100.00 DEPOSIT
$ 34.08 ACTUAL COST OF CASE
$ 65.92 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.
_Sec. 2, Act of June 20, 1911, P.L/ 1072

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK vs. AARON PAUL GOLON (et al.)	**Case Number** 2013CV792

SHERIFF'S RETURN OF SERVICE

09/15/2014 03:32 PM - I, DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: NICOLE WILLIAMSKI, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE DEPUTY THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 1458 STATE ROUTE 93, BERWICK, PA 18603. ATTEMPTED OTHER ADDRESS, 531 EAST 9TH STREET, BERWICK,PA NO LONGER THERE EITHER.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 15, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

15TH day of SEPTEMBER, 2014

Sarah Jane Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.
Plaintiff

v.

Aaron Golon, ET AL.

Defendant(s)

Court of Common Pleas

Civil Division

No.: 2013-CV-792

COLUMBIA County

TO: County of Columbia
35 West Main Street
Bloomsburg, PA

NOTICE OF SHERIFF'S SALE TO ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

Property: 1458 State Route 93
Berwick, PA 18603-5406

Improvements: **Residential dwelling**

Judgment amount: **$87,262.36**

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **11/19/2014 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 at 9:00 AM.**

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff 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 at the sale 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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	Civil Division
vs.	:	COLUMBIA County
AARON GOLON	:	No.: 2013-CV-792
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON	:	No.: 2014-ED-141
Defendants		

ORDER

AND NOW, this 17 day of September, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	$66,554.90
Interest Through November 19, 2014	$18,866.24
Late Charges	$625.56
Legal fees	$2,600.00
Cost of Suit and Title	$1,300.08
Property Inspections	$529.10
Property Preservation	$11,390.10
Escrow Deficit	$6,706.14
TOTAL	$108,572.12

Plus interest at six percent per annum.

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

BY THE COURT

J.

FILED
PROTHONOTARY
2014 SEP 29 A 11:59
COURTS OF COLUMBIA, PA

799961

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:*** 14

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

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: **NICOLE WILLIAMSKI**

Primary Address: ~~1458 STATE ROUTE 93~~ **BERWICK, PA 18603**

Phone: ***DOB:***

Alternate Address: 531 EAST 9TH STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Vacant

Relation:

Date: 9-15-14 ***Time:*** 09:40

Deputy: B5 ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:	9-4-14	9-4-14	9-15-14			
Time:	1920	2016	1146			
Mileage:						
Deputy:	7	7	5			

Service Attempt Notes:

1. No Living At 1455 SR 93
2. Not Home
3. try Alt Address [redacted]
4. [redacted]
5. [redacted]
6. NO ANSWER AT ALT ADDRESS, 3 DAY SHUTOFF NOTICE FOR DEF ON DOOR. LC

WILLIAMSKI, NICOLE
2013CV792
1458 STATE ROUTE 93, BERWICK, PA 18603
NO EXPIRATION

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

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

vs.

Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-792

2014-ED-141

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1458 State Route 93, Berwick, PA 18603-5406
(See Legal Description attached)

Amount Due	$87,262.36
Interest from 08/30/2014 to Date of Sale @ $14.34 per diem	$_____ and costs.

Barbara N Silvestri KPB
(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated 9-2-14
(SEAL)

PH # 799961

[illegible] Sheriff's Sale Deposit [illegible] 2015

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	**COURT OF COMMON PLEAS**
	:	
Plaintiff	:	**CIVIL DIVISION**
	:	
vs.	:	**NO.: 2013-CV-792**
	:	
Aaron Golon	:	
Nicole Williamoski a/k/a Nicole Golon	:	**COLUMBIA County**
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Aaron Golon**
1287 County Welfare Road
Inmate # 20140911
Leesport, PA 19533-9197

Aaron Golon
Nicole Williamoski a/k/a Nicole Golon
1458 State Route 93
Berwick, PA 18603-5406

Nicole Williamoski a/k/a Nicole Golon
531 East 9th Street
Berwick, PA 18603

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **1458 State Route 93, Berwick, PA 18603-5406** is scheduled to be sold at the Sheriff's Sale on Nov. 19th 2014 at 10:00 AM **in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **$87,262.36** obtained by **Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

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.

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 215-563-7000.

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 215-563-7000.

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

5. You have 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land, situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at the corner of the right-of-way of the State Highway leading from Berwick to Orangeville, in line of land now or late of Henry Ertwine;

THENCE by the line of the said Henry Ertwine, South 50 degrees West, 404 feet to the corner of land now or late of Thomas and Anna Nutaitis;

THENCE by the line of the said land, South 1 degree, 45 minutes East, 23 feet to the corner of land now or late of Jonathan Eck;

THENCE by the line of the said Jonathan Eck, North 89 degrees, 45 minutes East, 161 feet to a corner of land now or late of Thomas and Anna Nutaitis;

THENCE by the line of the said Nutaitis, North 44 degrees, 30 minutes East, 342 feet to a corner in the line of the aforesaid State Highway;

THENCE by the line of the right-of-way of the aforesaid State Highway, North 67 degrees, 25 minutes West, 100 feet to the corner, the PLACE OF BEGINNING.

BEING Lot No. 2 in the Nutaitis' Plot of Lots, as marked and numbered on said plot or plan, and as surveyed by B.J. George, Surveyor, on March 7, 1941, said plot being known and designated as 'Nutaitis Extension Corner.'

EXCEPTING AND RESERVING, therefrom and thereout, a certain parcel of land containing 00.23 acres, as conveyed to Henry Ertwine and Sophia B. Ertwine, his wife, by Deed of Baron McHenry Omans and Faye Omans, his wife, dated May 25, 1946 and recorded at the Columbia County Recorder's Office in Deed Book No. 130, at page 274.

PARCEL NO. 2:

BEGINNING at a corner on the right-of-way of the State Road leading from Berwick to Orangeville and the corner of land now or late of Baron Oman and Henry Ertwine;

THENCE along said right-of-way, North 67 degrees, 25 minutes West, 12 feet to a corner on said right-of-way;

THENCE South 38 degrees, 55 minutes West, 70 feet to a corner on line of land now or late of Henry Ertwine and Baron Omans;

THENCE North 50 degrees, 00 minutes East, 65 feet to the PLACE OF BEGINNING.

CONTAINING 358 square feet, more or less.

UNDER AND SUBJECT TO any restrictions, conditions, covenants, easements, right-of-ways, licenses, leases, reservations, exceptions, etc., which may exist in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Aaron Golon, unmarried and Nicole Williamoski, unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Nancy M. Golon, unmarried, dated 10/24/2008, recorded 10/29/2008 in Instrument Number 200811189.

Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-792**

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.
v.
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

owner(s) of property situate in **BRIAR CREEK TOWNSHIP,** COLUMBIA County, Pennsylvania, being

1458 State Route 93, Berwick, PA 18603-5406
Parcel No. 07,01-012-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$87,262.36**

Attorneys for Plaintiff
Phelan Hallinan, LLP

141

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014 Fee: $5.00 Cert. NO: 18949

GOLON AARON
NICOLE WILLIAMOSKI
1458 STATE ROUTE 93
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20081 -1189
Location: 1458 STATE ROUTE 93
Parcel Id:07 -01 -012-00,000

Assessment: 28,531
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By:_____ Per:_____

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

71901140006000036693

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

141

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	CIVIL DIVISION
vs.	:	NO.: 2013-CV-792
Aaron Golon Nicole Williamoski a/k/a Nicole Golon	:	COLUMBIA County
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Aaron Golon**
1287 County Welfare Road
Inmate # 20140911
Leesport, PA 19533-9197

Aaron Golon
Nicole Williamoski a/k/a Nicole Golon
1458 State Route 93
Berwick, PA 18603-5406

Nicole Williamoski a/k/a Nicole Golon
531 East 9th Street
Berwick, PA 18603

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Your house (real estate) at **1458 State Route 93, Berwick, PA 18603-5406** is scheduled to be sold at the Sheriff's Sale on NOV. 19th 2014 at 9:00 AM **in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **$87,262.36** obtained by **Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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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.

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.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:***

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

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: **Joan M. Rothery**

Primary Address: **122 Twin Church Road**
Berwick, PA 18603

Phone: 570-759-2118 ***DOB:***

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-9-14 ***Time:*** 15:30

Deputy: 3 ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

ROTHERY, JOAN M.
2013CV792
122 TWIN CHURCH ROAD, BERWICK, PA 18603
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:*** 141

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

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: **OCCUPANT**

Primary Address: **1458 STATE ROUTE 93 BERWICK, PA 18603**

Phone: ***DOB:***

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 9-4-14 ***Time:*** 1920

Deputy: i ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2013CV792

1458 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:*** 14

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

Notes: 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: Debbie Miller

Relation: Clerk

Date: 09/04/14 ***Time:*** 0810

Deputy: 5 ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C
2013CV792
PO BOX 380, BLOOMSBURG, PA 17815
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
AARON PAUL GOLON (et al.)

Case Number
2013CV792

SERVICE COVER SHEET

Service Details:

Category: **Real Estate Sale - Sale Notice** ***Zone:*** 141

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

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: **Domestic Relations Office of Columbia Cou**

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: Karen Richendrfer

Relation: clerk II

Date: 9.4.14 ***Time:*** 8:15

Deputy: S ***Mileage:***

Attorney / Originator:

Name: PHELAN & HALLINAN LLP ***Phone:*** 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV792 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 09/03/14

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF
Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID:	1005639
Description:	Golon & Williamoski Sale
Run Dates:	10/29/14 to 11/12/14
Class:	2
Agate Lines:	258
Blind Box:	

Total Ad Cost $1,411.44
Amount Paid $0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/29/14	11/12/14	3	$1,411.44

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV792

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, NOVEMBER 19, 2014
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 THOSE CERTAIN pieces, parcels or lots of land, situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
PARCEL NO. 1:
BEGINNING at the corner of the right-of-way of the State Highway leading from Berwick to Orangeville, in line of land now or late of Henry Erwine, THENCE by the line of the said Henry Erwine, South 50 degrees West, 404 feet to the corner of land now or late of Thomas and Anna Nutaitis; THENCL by the line of the said land, South 1 degree, 45 minutes East, 23 feet to the corner of land now or late of Jonathan Eck; THENCE by the line of the said Jonathan Eck, North 89 degrees, 45 minutes East, 161 feet to a corner of land now or late of Thomas and Anna Nutaitis; THENCL by the line of the said Nutaitis, North 44 degrees, 30 minutes East, 342 feet to a corner in the line of the aforesaid State Highway; THENCE by the line of the right-of-way of the aforesaid State Highway, North 87 degrees, 25 minutes West, 100 feet to the corner, the PLACE OF BEGINNING.
BEING Lot No. 2 in the Nutaitis Plot of Lots, as marked and numbered on said plot or plan, and as surveyed by R.J. George, Surveyor, on March 7, 1941, said plot being known and designated as 'Nutaitis Extension Corner'
EXCEPTING AND RESERVING, therefrom and thereout, a certain parcel of land containing 00.23 acres, as conveyed to Henry Erwine and Sophia B. Erwine, his wife, by Deed of Baron McHenry Omans and Faye Omans, his wife, dated May 25, 1946 and recorded at the Columbia County Recorder's Office in Deed Book No. 130, at page 274.
PARCEL NO. 2:
BEGINNING at a corner on the right-of-way of the State Road leading from Berwick to Orangeville and the corner of land now or late of Baron Oman and Henry Erwine; THENCE along said right-of-way, North 87 degrees, 25 minutes West, 42 feet to a corner on said right-of-way; THENCE South 38 degrees, 55 minutes West, 70 feet to a corner or line of land now or late of Henry Erwine and Baron Omans; THENCE North 50 degrees, 00 minutes, 65 feet to the PLACE OF BEGINNING.
CONTAINING 356 Square feet, more or less.
UNDER AND SUBJECT To any restrictions, conditions, covenants, easements, right-of-ways, licenses, leases, reservations,exceptions, etc., which may exist in the chain of title.
TITLE TO SAID PREMISES IS VESTED IN Aaron Golon, unmarried and Nicole Williamski, unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Nancy M. Golon, unmarried dated 10/24/2008, recorded 10/29/2008 in Instrumen: Number 200811189,
Tax Parcel: 07,01-012-00.000
Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

PROPERTY ADDRESS: 1458 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07,01-012-00.000

Seized and taken into execution to be sold as the property of AARON PAUL GOLON, NICOLE WILLIAMSKI in suit of SANTANDER BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK.

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 cashiers 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

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

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

vs.

Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-792

2014-ED-141

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1458 State Route 93, Berwick, PA 18603-5406
(See Legal Description attached)

Amount Due	$87,262.36
Interest from 08/30/2014 to Date of Sale @ $14.34 per diem	$_____ and costs.

Barbara N Silvetti KSB
(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated 9-2-14
(SEAL)

Deputy Clerk of Sup. Courts
My Com. Exp. 1st Monday in 2016

PH # 799961

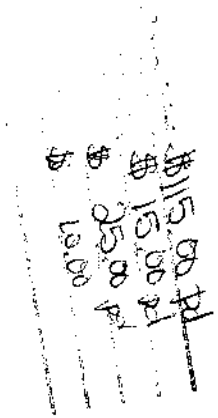
No.: 2013-CV-792

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.
vs.
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs



Office of Judicial Support

Judg. Fee

Cr.

Sat.

Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Address where papers may be served:
Aaron Golon
1287 County Welfare Road, Inmate # 20140911
Leesport, PA 19533-9197

Nicole Williamoski a/k/a Nicole Golon
531 East 9th Street
Berwick, PA 18603

1458 State Route 93
Berwick, PA 18603-5406

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. Plaintiff	:	**COURT OF COMMON PLEAS** **CIVIL DIVISION**
v.	:	**NO.: 2013-CV-792**
Aaron Golon **Nicole Williamoski a/k/a Nicole Golon** Defendant(s)	:	**COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1458 State Route 93, Berwick, PA 18603-5406.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Aaron Golon	**1287 County Welfare Road, Inmate # 20140911** **Leesport, PA 19533-9197** **1458 State Route 93** **Berwick, PA 18603-5406**
Nicole Williamoski a/k/a Nicole Golon	**531 East 9th Street** **Berwick, PA 18603** **1458 State Route 93** **Berwick, PA 18603-5406**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Aaron Golon	**1287 County Welfare Road, Inmate # 20140911** **Leesport, PA 19533-9197** **1458 State Route 93** **Berwick, PA 18603-5406**
Nicole Williamoski a/k/a Nicole Golon	**531 East 9th Street** **Berwick, PA 18603** **1458 State Route 93** **Berwick, PA 18603-5406**

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
County of Columbia	**35 West Main Street** **Bloomsburg, PA**

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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:

Name	Address (if address cannot be reasonably ascertained, please indicate)
Tenant/Occupant	**1458 State Route 93 Berwick, PA 18603-5406**
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	**6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128**
Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program	**P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105**
Nicole Golon C/O Patrick O'connell, Esquire	**14 West Main Street Bloomsburg, PA 17815-1703**
Domestic Relations of Columbia County	**Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815**
Commonwealth of Pennsylvania Department of Welfare	**P.O. Box 2675 Harrisburg, PA 17105**
Internal Revenue Service Advisory	**1000 Liberty Avenue Room 704 Pittsburgh, PA 15222**
U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building	**228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 8/29/14

By: _____

Phelan Hallinan, LLP
Adam H. Davis. Esq., Id. No.203034
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	**COURT OF COMMON PLEAS**
	:	
Plaintiff	:	**CIVIL DIVISION**
	:	
vs.	:	**NO.: 2013-CV-792**
	:	
Aaron Golon	:	
Nicole Williamoski a/k/a Nicole Golon	:	**COLUMBIA County**
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Aaron Golon**
1287 County Welfare Road
Inmate # 20140911
Leesport, PA 19533-9197

Aaron Golon
Nicole Williamoski a/k/a Nicole Golon
1458 State Route 93
Berwick, PA 18603-5406

Nicole Williamoski a/k/a Nicole Golon
531 East 9th Street
Berwick, PA 18603

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **1458 State Route 93, Berwick, PA 18603-5406** is scheduled to be sold at the Sheriff's Sale on NOV. 19th 2014 at 9:00 AM **in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **$87,262.36** obtained by **Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

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.

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 215-563-7000.

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 215-563-7000.

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

5. You have 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land, situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at the corner of the right-of-way of the State Highway leading from Berwick to Orangeville, in line of land now or late of Henry Ertwine;

THENCE by the line of the said Henry Ertwine, South 50 degrees West, 404 feet to the corner of land now or late of Thomas and Anna Nutaitis;

THENCE by the line of the said land, South 1 degree, 45 minutes East, 23 feet to the corner of land now or late of Jonathan Eck;

THENCE by the line of the said Jonathan Eck, North 89 degrees, 45 minutes East, 161 feet to a corner of land now or late of Thomas and Anna Nutaitis;

THENCE by the line of the said Nutaitis, North 44 degrees, 30 minutes East, 342 feet to a corner in the line of the aforesaid State Highway;

THENCE by the line of the right-of-way of the aforesaid State Highway, North 67 degrees, 25 minutes West, 100 feet to the corner, the PLACE OF BEGINNING.

BEING Lot No. 2 in the Nutaitis' Plot of Lots, as marked and numbered on said plot or plan, and as surveyed by B.J. George, Surveyor, on March 7, 1941, said plot being known and designated as 'Nutaitis Extension Corner.'

EXCEPTING AND RESERVING, therefrom and thereout, a certain parcel of land containing 00.23 acres, as conveyed to Henry Ertwine and Sophia B. Ertwine, his wife, by Deed of Baron McHenry Omans and Faye Omans, his wife, dated May 25, 1946 and recorded at the Columbia County Recorder's Office in Deed Book No. 130, at page 274.

PARCEL NO. 2:

BEGINNING at a corner on the right-of-way of the State Road leading from Berwick to Orangeville and the corner of land now or late of Baron Oman and Henry Ertwine;

THENCE along said right-of-way, North 67 degrees, 25 minutes West, 12 feet to a corner on said right-of-way;

THENCE South 38 degrees, 55 minutes West, 70 feet to a corner on line of land now or late of Henry Ertwine and Baron Omans;

THENCE North 50 degrees, 00 minutes East, 65 feet to the PLACE OF BEGINNING.

CONTAINING 358 square feet, more or less.

UNDER AND SUBJECT TO any restrictions, conditions, covenants, easements, right-of-ways, licenses, leases, reservations, exceptions, etc., which may exist in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Aaron Golon, unmarried and Nicole Williamoski, unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Nancy M. Golon, unmarried, dated 10/24/2008, recorded 10/29/2008 in Instrument Number 200811189.

Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-792**

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.
v.
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

owner(s) of property situate in **BRIAR CREEK TOWNSHIP,** COLUMBIA County, Pennsylvania, being

1458 State Route 93, Berwick, PA 18603-5406
Parcel No. 07,01-012-00,000
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$87,262.36**

Attorneys for Plaintiff
Phelan Hallinan, LLP

LEGAL DESCRIPTION 2014 - ED - 141

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THENCE by the line of the said land, South 1 degree, 45 minutes East, 23 feet to the corner of land now or late of Jonathan Eck;

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Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	**COURT OF COMMON PLEAS**
	:	
Plaintiff	:	**CIVIL DIVISION**
	:	
vs.	:	**NO.: 2013-CV-792**
	:	
Aaron Golon	:	
Nicole Williamoski a/k/a Nicole Golon	:	**COLUMBIA County**
Defendant(s)	:	

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TO: **Aaron Golon**
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Aaron Golon
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Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-792**

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.
v.
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

owner(s) of property situate in **BRIAR CREEK TOWNSHIP**, COLUMBIA County, Pennsylvania, being

1458 State Route 93, Berwick, PA 18603-5406
Parcel No. 07,01-012-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **$87,262.36**

Attorneys for Plaintiff
Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-792**

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v.
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

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Tax Parcel: 07,01-012-00,000

Premises Being: 1458 State Route 93 Berwick, PA 18603-5406

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Aaron Golon, at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

SHERIFF'S RETURN

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. Plaintiff vs. Aaron Golon Nicole Williamoski a/k/a Nicole Golon Defendants	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY No.: 2013-CV-792 ISSUED

NOW, _____ 20 __ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

_____

_____
Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within

upon _____ at _____

_____ by handing to

_____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

this _____

day of _____ 20 _____

_____
Notary Public

So Answers,

_____

BY: _____
Sheriff

_____ 20 _____, See return endorsed hereon by Sheriff of

_____ County, Pennsylvania, and made a part of this return

So Answers,

_____
Sheriff

_____
Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

No.: 2013-CV-792

Defendant
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp, State and Zip Code)
1458 State Route 93

Berwick, PA 18603-5406

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____ _____, 20 _, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of ___ _____ _____ County, to execute the within and make return thereof according to law.

_____
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff ___ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 8/29/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

No.: 2013-CV-792

Defendant
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE ➡ **AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AARON GOLON

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1458 State Route 93

Berwick, PA 18603-5406

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff __ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 8/29/13

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number

RETURNED:

AFFIRMED and subscribed to before me this ____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

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Expiration date

Plaintiff
Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

No.: 2013-CV-792

Defendant
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE ➡ **AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1458 State Route 93

Berwick, PA 18603-5406

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff __ Defendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	8/29/14

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PLAINTIFF	Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

No.: 2013-CV-792

Defendant
Aaron Golon
Nicole Williamoski a/k/a Nicole Golon

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE ➡ **AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
NICOLE WILLIAMOSKI A/K/A NICOLE GOLON

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
531 East 9th Street
Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____ ____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of ____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff ___ Defendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	8/29/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number

RETURNED:

AFFIRMED and subscribed to before me this ____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	**COLUMBIA County**
	:	
	:	**COURT OF COMMON PLEAS**
vs.	:	
	:	**CIVIL DIVISION**
Aaron Golon	:	
Nicole Williamoski a/k/a Nicole Golon	:	**NO.: 2013-CV-792**
	:	

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Aaron Golon and Nicole Williamoski a/k/a Nicole Golon are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Aaron Golon is over 18 years of age and resides at 1287 County Welfare Road, Inmate # 20140911, Leesport, PA 19533-9197 and 1458 State Route 93, Berwick, PA 18603-5406.

(c) that defendant Nicole Williamoski a/k/a Nicole Golon is over 18 years of age and resides at 531 East 9th Street, Berwick, PA 18603 and 1458 State Route 93, Berwick, PA 18603-5406.

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

Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.	:	**COLUMBIA County**
	:	
	:	**COURT OF COMMON PLEAS**
vs.	:	
	:	**CIVIL DIVISION**
Aaron Golon	:	
Nicole Williamoski a/k/a Nicole Golon	:	**NO.: 2013-CV-792**
	:	

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Aaron Golon and Nicole Williamoski a/k/a Nicole Golon are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Aaron Golon is over 18 years of age and resides at 1287 County Welfare Road, Inmate # 20140911, Leesport, PA 19533-9197 and 1458 State Route 93, Berwick, PA 18603-5406.

(c) that defendant Nicole Williamoski a/k/a Nicole Golon is over 18 years of age and resides at 531 East 9th Street, Berwick, PA 18603 and 1458 State Route 93, Berwick, PA 18603-5406.

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

Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. Plaintiff	:	**COURT OF COMMON PLEAS**
	:	**CIVIL DIVISION**
v.	:	**NO.: 2013-CV-792**
Aaron Golon **Nicole Williamoski a/k/a Nicole Golon** Defendant(s)	:	**COLUMBIA County**

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

( ) the mortgage is an FHA Mortgage
( ) the premises is non-owner occupied
( ) the premises is vacant
(X) Act 91 procedures have been fulfilled
( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A. Plaintiff	:	**COURT OF COMMON PLEAS**
v.	:	**CIVIL DIVISION**
Aaron Golon **Nicole Williamoski a/k/a Nicole Golon** Defendant(s)	:	**NO.: 2013-CV-792** **COLUMBIA County**

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

( ) the mortgage is an FHA Mortgage
( ) the premises is non-owner occupied
( ) the premises is vacant
(X) Act 91 procedures have been fulfilled
( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Document Receipt

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INTERNAL REVENUE SERVICE

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PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE
US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR
ROBERT N.C NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

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14

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Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001450430

DATE
8/27/2014

AMOUNT
****$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

JKM [799961] 1458 STATE ROUTE 93 (2013-CV-792)

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITH HEAT

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