

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Santander Bank WA vs Ryan Progeny

NO. 78-14 ED NO. 433-14 JD

DATE/TIME OF SALE: JULY 16, 2014 9:00 AM

BID PRICE (INCLUDES COST) \$ 217705

POUNDAGE - 2% OF BID \$ 4354

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 222059

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 222059

LESS DEPOSIT: \$ 135000

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 87059

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SANTANDER BANK N.A.

vs.

Defendant
BRYAN PROGANSKY

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, July 16, 2014

Writ of Execution No. : 2014CV433

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1130 SECOND AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
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	\$10.00
Surcharge	\$110.00

Total Sheriff Costs **\$1,818.12**

Municipal Costs

Delinquent Taxes	\$293.93
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Total Municipal Costs **\$293.93**

Distribution Costs

Recording Fees	\$65.00
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Total Distribution Costs **\$65.00**

Grand Total: **\$2,177.05**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

for Countywide Sheriff, Teleosoft, Inc.



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-567-0072
MELISSA.CONNOR@fedphe.com

MELISSA CONNOR
Legal Assistant, Ext. 1342

September 3, 2014

Office of the Sheriff
COLUMBIA County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: BRIAN M. PROGANSKY
1130 SECOND AVENUE
BERWICK, PA 18603-1704
2014-CV-433

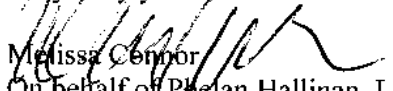
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, 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,


Melissa Connor
On behalf of Phelan Hallinan, LLP

cc: SANTANDER BANK, N.A.

PII # 929602

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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT -- All inquiries may be directed to the following person:

Name	Telephone Number		
Phelan Hallinan, LLP	Area Code 215-563-7000		
Street Address	City	State	Zip Code
1617 JFK Boulevard, Suite 1400	Philadelphia	PA	19103
One Penn Center Plaza			

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Timothy Chamberlain, Sheriff

C. Date of Acceptance of Document September 3, 2014

Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address	City	State	Zip Code
PO Box 380, W. Main Street	Philadelphia	PA	19103
City	State	Zip Code	
Bloomsburg	PA	17815	
Street Address	City	State	Zip Code
PO Box 650043	Dallas	TX	75265
City	State	Zip Code	
Bloomsburg	PA	17815	

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
1130 SECOND AVENUE, BERWICK, PA 18603-1704	BOROUGH OF BERWICK

County	School District	Tax Parcel Number
COLUMBIA	BERWICK AREA S.D.	04C-01-186-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,177.05 (winning bid)	+ -0-	= \$2,177.05
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$16,284.00	x 3.61	= \$58,785.24

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1b. Percentage of Grantor's Interest in Real Estate
100%	100%	100%

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

MELISSA CONNOR

Date

9/3/14

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

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
929602	9/3/2014	870.59	0.00	001392562	870.59
MOC [929602] 1130 SECOND AVENUE (2014-CV-433)					
TOTAL		870.59	0.00		870.59

VENDOR SCOLU

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MOC [929602] 1130 SECOND AVENUE (2014-CV-433)					
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NO. 78-14 ED NO. 433-14 JD

BID PRICE (INCLUDES COST) \$ 2177.05

TRANSFER TAX - 2% OF FAIR MKT \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2220.57

ADDRESS: _____

PURCHASER(S) SIGNATURE(S): [Signature]

LESS DEPOSIT: \$ 1354.00

TOTAL DUE IN 8 DAYS \$ 870,59

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SANTANDER BANK N.A.

vs.

Defendant
BRYAN PROGANSKY

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURBAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

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Total Distribution Costs	\$65.00

Grand Total: **\$2,177.05**

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

TD Bank, NA
3-180/360

001452415

DATE
9/3/2014

AMOUNT
****\$870.59

PAY EIGHT HUNDRED SEVENTY AND 59 / 100 Dollars

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

MOC [929602] 1130 SECOND AVENUE (2014-CV-433)

Francis S. Hillman

AUTHORIZED SIGNATURE

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

⑈001452415⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>385.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1087.62</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1312.62</u>	

PROTHIONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>293.93</u>
TOTAL ***** \$ <u>293.93</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2161.05

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

DATE:10-JUL-14

FEE:\$5.00

CERT. NO18594

PROGANSKY BRIAN M
1130 SECOND AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20080-4934
LOCATION: 1130 SECOND AVE BERWICK
PARCEL: 04C-01 -186-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2012	INTR	263.45	0.48		25.00	288.93
TOTAL DUE :						\$288.93

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2014

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2013

REQUESTED BY: Columbia County Sheriff dm.

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2014-CV-433
No.:

Re: SANTANDER BANK, N.A. VS. BRIAN M. PROGANSKY
No.: 2014-CV-433, No.:

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 07/16/2014 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

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.
Plaintiff,

v.

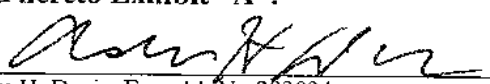
BRIAN M. PROGANSKY
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2014-CV-433
No.:

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".


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

Date: 6/16/14

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.

Name and
Address
Of Sender

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

AZKCEI - 07/16/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1130 SECOND AVENUE BERWICK, PA 18603-1704	\$0.47
2	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
5	****	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: BRADIS, PRO GANSKY (COLUMBIA) PB # 919607/1021	\$0.47
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postage Per Piece of Returning Envelope



Form 3877 Facsimile

The fee schedule of value is reported on all domestic and international registered mail. The maximum insurance payable for the registration of items is \$50,000 per piece. The maximum insurance payable for registered mail is \$50,000 per piece. The maximum insurance payable for registered mail is \$50,000 per piece. The maximum insurance payable for registered mail is \$50,000 per piece.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

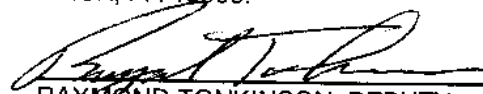


SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SHERIFF'S RETURN OF SERVICE

06/09/2014 07:19 PM - DEPUTY RAYMOND TONKINSON, 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 1130 SECOND AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

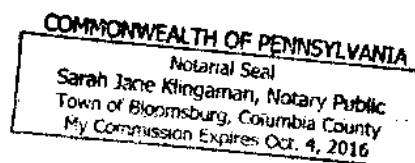

TIMOTHY T. CHAMBERLAIN, SHERIFF

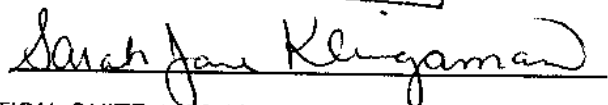
June 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
PA County/State Sheriff's Association, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

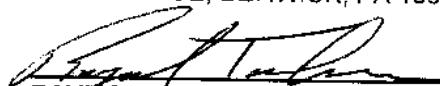


SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SHERIFF'S RETURN OF SERVICE

05/15/2014 02:35 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRYAN PROGANSKY AT 1130 SECOND AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

NOTARY


Affirmed and subscribed to before me this

11TH day of JUNE, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(or County/Suite Sheriff, to consult this)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

ORIGINAL

SANTANDER BANK, N.A.
Plaintiff

vs.

BRIAN M. PROGANSKY
Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2014-CV-433

ORDER

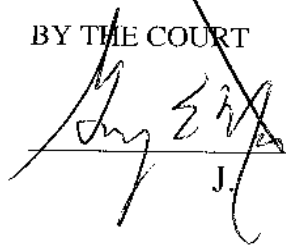
AND NOW, this 11 day of June, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$56,085.37
Interest Through July 16, 2014	\$6,525.28
Late Charges	\$250.56
Legal fees	\$1,650.00
Cost of Suit and Title	\$529.00
Property Inspections	\$155.25
Property Preservation	\$35.00
Escrow Deficit	\$1,678.86
TOTAL	\$66,909.32

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



CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 JUN 11 P 3:53

FILED
PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 78

Warrant:

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

Serve To:

Name: BRYAN PROGANSKY

Primary Address: 1130 SECOND AVENUE
BERWICK, PA 18603

Phone: DOB: 10/25/1981

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DCF

Date: 5-15-14

Time: 1435

Deputy: 7

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-5-14	5-6-14	5-9-14			
Time:	1039	1130	0957			
Mileage:						
Deputy:	7	7	7			

Service Attempt Notes:

1. L/C
2. Court Order
3. No One Home
- 4.
- 5.
- 6.

PROGANSKY, BRYAN

2014CV433

1130 SECOND AVENUE, 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.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 1130 SECOND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: *6-9-14*

Time: *1912*

Deputy: *7*

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)

2014CV433

1130 SECOND AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

June 6, 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,

Sue Moran
Enclosure

PLAINTIFF
SANTANDER BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA JNTY

PH # 929602

DEFENDANT
BRIAN M. PROGANSKY

SERVICE TEAM/Imm
COURT NO.: 2014-CV-433

SERVE BRIAN M. PROGANSKY AT:
1130 SECOND AVENUE
BERWICK, PA 18603-1704

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: July 16, 2014

SERVED

Served and made known to BRIAN M. PROGANSKY, Defendant on the 25TH day of MAY, 2014 at 2:25 o'clock P.M., at 1130 SECOND AVENUE, in the manner described below:
☒ 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 42 Height 5'7" Weight 165 Race W Sex M Other BLACK HAIR

I, J. NEUBAUER, 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: 05-25-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

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

21

6/5

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 78

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

Serve To:

Name: OCCUPANT

Primary Address: 1130 SECOND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Bryan Progansky

Relation: Def

Date: 5-15-14

Time: 1735

Deputy: 7

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-5-14	5-6-14	5-9-14			
Time:	1039	1150	0957			
Mileage:						
Deputy:	7	7	7			

Service Attempt Notes:

1. L/C
2. Court House
3. No One Home
- 4.
- 5.
- 6.

OCCUPANT

2014CV433

1130 SECOND AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2014	5554	
DESCRIPTION	ASSESSMENT	MILLS	LE	SCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,284	9.146		145.95	148.93	163.82
SINKING		1.345		21.46	21.90	24.09
FIRE		1.25		19.95	20.36	21.38
LIGHT		1.75		27.93	28.50	29.93
BORO RE		11.1		177.13	180.75	189.79
The discount & penalty have been calculated for your convenience				392.42	400.44	429.01
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PROGANSKY BRIAN M
 1130 SECOND AVE
 BERWICK PA 18603

		CNTY	TWP
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04C-01 -186-00,000			
1130 SECOND AVE			
.1653 Acres			
	Land		2,880
	Buildings		13,400
Total Assessment			16,284

This tax returned
 to courthouse on:
January 1, 2015

Corelize
 FILE COPY

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

Connie Gingher

4/30/14

Tim taxes paid by Mortgage Co.

Connie

Santander Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

Brian M. Progansky

: NO.: 2014-CV-433
:
: 2014-ED-78
Defendant(s) : Columbia County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brian M. Progansky
1130 Second Avenue
Berwick, PA 18603-1704

5554

****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.****

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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.

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 78

Warrant:

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Connie Gingher

Relation: Tax

Date: 5-5-14 Time: 1110

Deputy: 7 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2014CV433

1615 LINCOLN AVENUE, 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.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 78

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 Richendole

Relation:

clerk II

Date:

5-2-14

Time:

9:30

Deputy:

E

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

2014CV433

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
BRYAN PROGANSKY

Case Number
2014CV433

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 78

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: 05/02/14 Time: 09:22

Deputy: 8 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

2014CV433

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2014 ED 78

DATE RECEIVED 5-1-2014
DOCKET AND INDEX 2014 CV 473

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001344435</u>

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

SALE DATE July 10, 2014 TIME 1:00 PM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

Santander Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

Brian M. Progansky

: NO.: 2014-CV-433
:
: 2014-ED-78
Defendant(s) : Columbia County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brian M. Progansky
1130 Second Avenue
Berwick, PA 18603-1704

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NOTICE OF OWNER'S RIGHTS

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

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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.

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

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Santander Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-433

Brian M. Progansky

: 2014-ED-78
Defendant(s) : Columbia County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brian M. Progansky
1130 Second Avenue
Berwick, PA 18603-1704

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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**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-433**

Santander Bank, N.A.

v.

Brian M. Progansky

owner(s) of property situate in **BERWICK BOROUGH, COLUMBIA** County, Pennsylvania,
being

1130 Second Avenue, Berwick, PA 18603-1704

Parcel No. 04C-01-186-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$61,849.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania. bounded and described as follows. to wit:--

BEGINNING at a spike at the northwest corner of Lot No. 657, which faces on Second Avenue:

THENCE in a southerly direction along Lot No. 657, South 01 degrees West, a distance of 160 feet to a spike on the southwest corner of Lot No. 657 and a 15 foot alley;

THENCE in a westerly direction along said alley, North 89 degrees West, a distance of 45 feet to a spike located at the southeast corner of Lot No. 659;

THENCE in a northerly direction along said Lot No. 659, North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659;

THENCE in a westerly direction along a 5 foot concrete sidewalk which borders Second Avenue, South 89 degrees East, a distance of 45 feet to the PLACE OF BEGINNING.

BEING Lot No. 658 in Berwick Land and Improvement Company's Plot of Lots, and HAVING ERECTED thereon a dwelling known as 1130 Second Avenue and a shed.

BEING FURTHER that said description is taken from a survey of James H. Patton, R.S., dated April 23, 1975.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Progansky, by Deed from Jared K. Shoemaker, unmarried and Brian M. Progansky, unmarried and Justin A. Lewis and Nicole Lewis, his wife, dated 05/14/2008, recorded 05/22/2008 in Instrument Number 200804934.

Tax Parcel: 04C-01-186-00.000

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Santander Bank, N.A.

vs.

Brian M. Progansky

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: 1130 Second Avenue, Berwick, PA 18603-1704
(See Legal Description attached)

Amount Due
Interest from 05/02/2014 to Date of Sale
@ \$10.17 per diem

\$61,849.65

\$ — — — and costs.

Dated 5-1-14
(S:AL)

PH # 929602

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-433

2014-ED-78
COLUMBIA COUNTY

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

Notary Public for Columbia County, Pennsylvania
My Comm. Expires 12/31/2016

Santander Bank, N.A.
Plaintiff

v.

Brian M. Progansky
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-433**
:
: **2014-ED-78**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Santander 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 **1130 Second Avenue, Berwick, PA 18603-1704**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

Brian M. Progansky 1130 Second Avenue
Berwick, PA 18603-1704
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

Brian M. Progansky 1130 Second Avenue
Berwick, PA 18603-1704
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)

None.
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

**1130 Second Avenue
Berwick, PA 18603-1704**

**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: 4/30/14

By: _____

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No. 312174

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.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-433

Brian M. Progansky

: 2014-ED-78
Defendant(s) : Columbia County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brian M. Progansky
1130 Second Avenue
Berwick, PA 18603-1704

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NOTICE OF OWNER'S RIGHTS

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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**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-433**

Santander Bank, N.A.

v.

Brian M. Progansky

owner(s) of property situate in **BERWICK BOROUGH, COLUMBIA** County, Pennsylvania,
being

1130 Second Avenue, Berwick, PA 18603-1704

Parcel No. 04C-01-186-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$61,849.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a spike at the northwest corner of Lot No. 657, which faces on Second Avenue;

THENCE in a southerly direction along Lot No. 657, South 01 degrees West, a distance of 160 feet to a spike on the southwest corner of Lot No. 657 and a 15 foot alley;

THENCE in a westerly direction along said alley, North 89 degrees West, a distance of 45 feet to a spike located at the southeast corner of Lot No. 659;

THENCE in a northerly direction along said Lot No. 659, North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659;

THENCE in a westerly direction along a 5 foot concrete sidewalk which borders Second Avenue, South 89 degrees East, a distance of 45 feet to the PLACE OF BEGINNING.

BEING Lot No. 658 in Berwick Land and Improvement Company's Plot of Lots, and HAVING ERECTED thereon a dwelling known as 1130 Second Avenue and a shed.

BEING FURTHER that said description is taken from a survey of James H. Patton, R.S., dated April 23, 1975.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Progansky, by Deed from Jared K. Shoemaker, unmarried and Brian M. Progansky, unmarried and Justin A. Lewis and Nicole Lewis, his wife, dated 05/14/2008, recorded 05/22/2008 in Instrument Number 200804934.

Tax Parcel: 04C-01-186-00,000

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV433

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, JULY 16, 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 THAT CERTAIN tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a spike at the northwest corner of Lot No. 657, which faces on Second Avenue;

THENCE in a southerly direction along Lot No. 657, South 01 degrees West, a distance of 160 feet to a spike on the southwest corner of Lot No. 657 and a 15 foot alley;

THENCE in a westerly direction along said alley, North 89 degrees West, a distance of 45 feet to a spike located at the southeast corner of Lot No. 659;

THENCE in a northerly direction along said Lot No. 659, North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659;

THENCE in a westerly direction along a 5 foot concrete sidewalk which borders Second Avenue, South 89 degrees East, a distance of 45 feet to the PLACE OF BEGINNING.

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Tax Parcel: 04C-01-186-00,000

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

PROPERTY ADDRESS: 1130 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-186-00,000

Seized and taken into execution to be sold as the property of BRYAN PROGANSKY in suit of SANTANDER BANK N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a spike at the northwest corner of Lot No. 657, which faces on Second Avenue;

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THENCE in a northerly direction along said Lot No. 659, North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659;

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Tax Parcel: 04C-01-186-00,000

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-433** *2014-ED-78*

Santander Bank, N.A.

v.

Brian M. Progansky

owner(s) of property situate in **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania,
being

1130 Second Avenue, Berwick, PA 18603-1704

Parcel No. 04C-01-186-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$61,849.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Santander Bank, N.A.
Plaintiff

v.

Brian M. Progansky
Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-433
:
: 2014-ED-78
: 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
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Santander Bank, N.A.

vs.

Brian M. Progansky

: Columbia County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-433
: 2014-ED-78


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) Brian M. Progansky is 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 Brian M. Progansky is over 18 years of age and resides at 1130 Second Avenue, Berwick, PA 18603-1704.

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


Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

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.

No.: 2014-CV 433

Defendant

Brian M. Progansky

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1130 Second Avenue

Berwick, PA 18603-1704

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 ☒ Plaintiff

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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 RETURN

Santander Bank, N.A.

vs.

Brian M. Progansky

Plaintiff

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-433 2014-ED-78

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

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-433 2014-ED-78

Santander Bank, N.A.

v.

Brian M. Progansky

owner(s) of property situate in **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania,
being

1130 Second Avenue, Berwick, PA 18603-1704

Parcel No. 04C-01-186-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$61,849.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
929602	4/29/2014	1,350.00	0.00	001353435	1,350.00
CET [929602] 1130 SECOND AVENUE (2014-CV-433)					
TOTAL		1,350.00	0.00		1,350.00

VENDOR . SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
929602 CET [929602] 1130 SECOND AVENUE (2014-CV-433)	4/29/2014	1,350.00	0.00	001353435	1,350.00
TOTAL		1,350.00	0.00		1,350.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

001416665

AMOUNT
***\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

Francis S. Hillman
AUTHORIZED SIGNATURE

#001416665# :036001808: 361508666#

Document Receipt

Trans #	2711	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027097

Doc Ref #: 2014ED78

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2712	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000027103

Doc Ref #: 2014ED78

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2713	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000027110
Doc Ref #:	2014ED78
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2714	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000027127

Doc Ref #: 2014ED78

Postage 5.3400

PHILADELPHIA PA 19106

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



71901140006000027110

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

Returned 5/6/14

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV433

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, JULY 16, 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 THAT CERTAIN tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a spike at the northwest corner of Lot No. 657; which faces on Second Avenue; THENCE in a southerly direction along Lot No. 657; South 01 degrees West, a distance of 160 feet to a spike on the southwest corner of Lot No. 657 and a 15 foot alley; THENCE in a westerly direction along said alley, North 89 degrees West, a distance of 45 feet to a spike located at the southeast corner of Lot No. 659; THENCE in a northerly direction along said Lot No. 659; North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659; THENCE in a westerly direction along a 5 foot concrete sidewalk which borders Second Avenue; South 89 degrees East, a distance of 45 feet to the PLACE OF BEGINNING BEING Lot No. 659 in Berwick Land and Improvement Company's Plot of Lots; and HAVING BEEN ERECTED thereon a dwelling known as 1130 Second Avenue and a shed. BEING FURTHER that said description is taken from a survey of James H. Patton, R.S., dated April 23, 1975.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Progansky, by Deed from Jared K. Shoemaker, unmarried and Brian M. Progansky, unmarried and Justin A. Lewis and Nicole Lewis, his wife, dated 05/14/2008, recorded 05/22/2008 in Instrument Number 200804934.

Tax Parcel: 04C-01-186-00,000.

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

PROPERTY ADDRESS: 1130 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-186-00,000

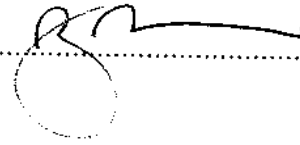
Seized and taken into execution to be sold as the property of BRYAN PROGANSKY in suit of SANTANDER BANK N.A.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

poses and says that Press Enterprise is
ce and place of business at 3185
and State of Pennsylvania, and was
published daily, continuously in said
ed notice June 25 and July 2, 9, 2014
gnated agent of the owner or publisher of
hed; that neither the affiant nor Press
ce and advertisement and that all of the
and character of publication are true.



.....day of July.....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
PENNSYLVANIA ASSOCIATION OF NOTARIES

, I hereby certify that the advertising and
publishing the foregoing notice, and the