

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 233020
Customer:
SHERIFF

Invoice Date: 10/07/2019 3:59:54 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,499.19	201907805	SUGARLOAF TOWNSHIP
	Grantor - LYONS, DINA		10/07/19 3:59:56 PM	
	Grantee - MICHAEL GALLAGHER			
	Consideration -	\$111,690.00		
	Tax Basis -	\$121,372.02		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,213.72		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BENTON AREA SCHOOL REALTY TAX	\$606.86		
	SUGARLOAF TOWNSHIP	\$606.86		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$2,499.19		
	PAYMENTS			
	CHECK: 8718 - SHERIFF	\$71.75		
	CHECK: 8717 - SHERIFF	\$1,213.72		
	CHECK: 8715 - SHERIFF	\$1,213.72		
	TOTAL PAYMENTS	\$2,499.19		
	AMOUNT DUE	\$2,499.19		
	PAYMENT ON INVOICE	(\$2,499.19)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S SALE

Distribution Sheet

Landepot, LLC vs. John Lyons & Ding Lyons
 NO. 1365-2018 JD DATE OF SALE: August 28, 2019
 NO. 68-2019 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) August 28, 2019 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael Gallagher for the price or sum of \$ 111,690.00 Dollars. Michael Gallagher being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>109,500.00</u>	
Poundage	<u>2190.00</u>	
Transfer Taxes	<u>-</u>	
Total Needed to Purchase		\$ <u>111,690.00</u>
Amount Paid Down		<u>11,700.00</u>
Balance Needed to Purchase		<u>99,990.00</u>

EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>2190.00</u>	
Poundage		\$ <u>1272.00</u>
Newspaper		<u>-</u>
Printing.....		<u>100.00</u>
Solicitor		<u>10.00</u>
Columbia County Prothonotary		<u>71.75</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>1213.72</u>
	Realty transfer taxes	<u>1213.72</u>
	State stamps	<u>-</u>
Tax Collector ()		<u>5.00</u>
Columbia County Tax Assessment Office.....		<u>190.00</u>
State Treasurer		<u>100.00</u>
Other: <u>web</u>		<u>250.00</u>
<u>Lien Search</u>		<u>48.00</u>
<u>Montgomery Co. Sheriff</u>		<u>7286.69</u>
	TOTAL EXPENSES:	\$ <u>7286.69</u>

Total Needed to Purchase		\$ <u>111,690.00</u>
Less Expenses		<u>7286.69</u>
Net to First Lien Holder		<u>104,403.31</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder		\$ <u>105,753.31</u>

Sheriff's Office, Bloomsburg, Pa. }
Sept. 5, 2019

So answers [Signature] Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOANDEPOT COM LLC
vs.
DINA LYONS (et al.)

Case Number
2018CV1365

PROPERTY ADDRESS
185 JAMISON CITY ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/06/2019	Advance Fee	Advance Fee	001765610	\$0.00	\$1,350.00
06/06/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/06/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/06/2019	Crying Sale			\$10.00	\$0.00
06/06/2019	Docketing			\$15.00	\$0.00
06/06/2019	Levy			\$15.00	\$0.00
06/06/2019	Mailing Costs			\$66.00	\$0.00
06/06/2019	Posting Handbill			\$15.00	\$0.00
06/06/2019	Poundage			\$2,190.00	\$0.00
06/06/2019	Press Enterprise Inc.			\$1,272.00	\$0.00
06/06/2019	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
06/06/2019	Sheriff Automation Fund			\$50.00	\$0.00
06/06/2019	Sheriff's Deed			\$35.00	\$0.00
06/06/2019	Solicitor Services			\$100.00	\$0.00
06/06/2019	Transfer Tax Form			\$25.00	\$0.00
06/06/2019	Web Posting			\$100.00	\$0.00
06/11/2019	Deputize Advance Fee	(PAID 06/11/2019)	8599	\$100.00	\$0.00
07/08/2019	Advance Fee	Advance Fee	036012	\$0.00	\$52.00
08/27/2019	Service			\$270.00	\$0.00
08/27/2019	Service Mileage			\$40.00	\$0.00
08/27/2019	Distribution Form			\$25.00	\$0.00
08/27/2019	Copies			\$9.00	\$0.00
08/27/2019	Notary Fee			\$15.00	\$0.00
08/27/2019	Tax Claim Search			\$5.00	\$0.00
08/27/2019	Surcharge			\$190.00	\$0.00
08/27/2019	Recording Fees			\$71.75	\$0.00
08/29/2019	Recorder, Lien Search			\$250.00	\$0.00
08/29/2019	Transfer Taxes (Local)			\$1,213.72	\$0.00
08/29/2019	Transfer Taxes (State)			\$1,213.72	\$0.00
				\$7,338.69	\$1,402.00

TOTAL BALANCE:	\$(5,936.69)
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COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

LOANDEPOT COM LLC

VS. JOHN & DINA LYONS

NO. 68-2019 ED

NO. 1365-2018 JD

DATE/TIME OF SALE: AUGUST 28 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 169500.00

POUNDAGE - 2% OF BID \$ 2190.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 111690.00

PURCHASER(S): Michael T. Gallagher

ADDRESS: 114 8th Avenue Estell Manor N.J.
C - 609-204-9711 - H 609-476-3896 08319

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 111690.00

LESS DEPOSIT: \$ 11700.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 99990.00

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Main Fax 215-567-0072

August 29, 2019

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

Re: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs.
JOHN LYONS and DINA LYONS
Docket No: 2018-CV-1365
Premises: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410
Winning Bid: \$109,500.00

Dear Real Estate Division:

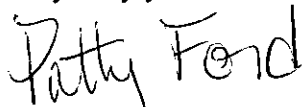
We represent Plaintiff in the above captioned matter. The real estate went to sheriff sale on August 28, 2019. The judgment was entered on June 4, 2019 in the amount of \$131,677.67. Please disburse funds in accordance with the judgment amount.

As our claim is in excess of the amounts generated by sale, we are entitled to the balance of the amounts distributable following payment of costs and municipal liens, which are first liens by operation of law. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

If you would be so kind as to fax a copy of the schedule to 215-567-0072 once complete, we would be most appreciative.

Thank you for your anticipated assistance and compliance with this request.

Very truly yours,



PATTY FORD

For Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
LOANDEPOT COM LLC		DINA LYONS JOHN LYONS

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

Sheriff's Sale Date: Wednesday, August 28, 2019
Writ of Execution No. : 2018CV1365
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 185 JAMISON CITY ROAD, BENTON, PA 17814

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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,272.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
Other	\$48.00
Total Sheriff Costs	\$2,347.50

Handwritten calculations:
 SL
 622.50
 2190.00

 2812.50
 4474.19
 4476.19
 802.50
 7286.69
 7418.69
 7466.69

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,419.25

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LOANDEPOT COM LLC

vs.

Defendant
DINA LYONS
JOHN LYONS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 28, 2019

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Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,419.25

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

SHERIFF'S SALE COST SHEET

18-1365

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>572.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1522.00</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>190.00</u>
MISC. <u>marksp ca</u>	\$ <u>48.00</u>	
TOTAL *****		\$ <u>48.00</u>

TOTAL COSTS (OPENING BID) \$ 2419.25

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 August 7, 14 & 21, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

James T. Micklow

Sworn and subscribed to before me this 21st day of August 2019.

Karen M. Beach
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen M. Beach, Notary Public
Columbia County
My commission expires May 13, 2022
Commission number 1283596
Member, Pennsylvania Association of Notaries

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

.....

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LOANDEPOT.COM, LLC
Plaintiff

vs.

JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2018-CV-1365
: No.: 2019-ED-68

ORDER

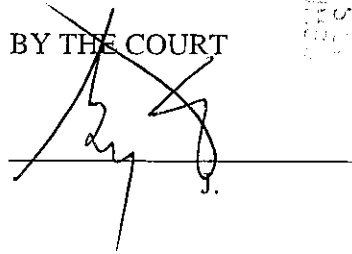
AND NOW, this 23rd day of July, 2019 the Prothonotary is

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	\$129,831.58
Interest Through June 28, 2019	\$4,883.32
Legal fees	\$2,365.00
Cost of Suit and Title	\$976.62
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$32.50
Property Preservation	\$442.40
Non Sufficient Funds Charge	\$20.00
Escrow Deficit	\$2,055.51
TOTAL	\$141,956.93

Plus interest at six percent per annum.

BY THE COURT



FILED
PROTHONOTARY
2019 JUL 24 A 10:01
CLERK OF COURTS
COUNTY OF COLUMBIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOANDEPOT COM LLC
vs.
LYONS, DINA (et al.)

Case Number
2018CV1365

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 185 JAMISON CITY ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/24/19

Time: 1435

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV1365

185 JAMISON CITY ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

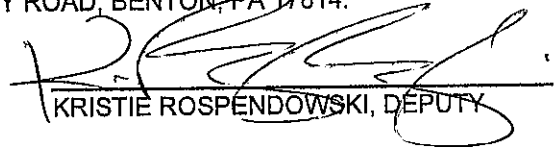


LOANDEPOT COM LLC
vs.
DINA LYONS (et al.)

Case Number
2018CV1365

SHERIFF'S RETURN OF SERVICE

07/24/2019 02:35 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 185 JAMISON CITY ROAD, BENTON, PA 17814.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 25, 2019

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

NOTARY

Affirmed and subscribed to before me this
25TH day of JULY, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

July 18, 2019

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

AFFIDAVIT OF SERVICE

PLAINTIFF
LOANDEPOT.COM, LLC

COLUMBIA COUNTY

PHI # 1031403

DEFENDANT
JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS

SERVICE TEAM/spi
COURT NO.: 2018-CV-1365

SERVE DINA LYONS A/K/A DINA M. LYONS AT:
799 WINDING RD
SHICKSHINNY, PA 18655-2008

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 28, 2019

Previous Successful Service

SERVED

Served and made known to DINA LYONS A/K/A DINA M. LYONS. Defendant on the 3TH day of JULY, 2019, at 10:00 o'clock AM., at 799 WINDING RD. in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s).
Relationship is SISTER LORI HUFF
- Adult in charge of Defendant's residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) resides(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 58 Height 5'-6" Weight 200 Race W Sex F Other GRAY 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: 07-03-2019

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 07-01-19 at 2:00 PM at _____ at _____
- Service Refused Red Tag Door Deceased Defendant Unknown
- Cluster Mail Box Can't Gain Access

Comments: le/26/le, 30

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: _____

enclosures

CC: JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS

Praecipe Department

Very truly yours,

Enclosed please find the original and one copy each of a Praecipe to Mark Judgment to Use Plaintiff, a Praecipe to Substitute Party Plaintiff, Certificate of Compliance, an Entry of Appearance and a Certification of Service. Kindly file the originals of record. Once time-stamped, kindly return the time-stamped copies in the envelope enclosed.

Dear Sir/Madam:

RE: LOANDEPOT.COM, LLC v. JOHN LYONS and DINA LYONS A/K/A DINA M. LYONS
COLUMBIA County, CCP No. 2018-CV-1365, PH # 1031403

Office of the Prothonotary
COLUMBIA County

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

Date: _____

JUL 1 1 2019

By: _____

Peter Wapner, Esq., Id. No. 318263

Kindly amend the information on the docket accordingly

Kindly substitute NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER as successor Plaintiff for the originally named Plaintiff. The material facts on which the right of succession and substitution are based are as follows:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the current holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded on 07/03/2019 in Instrument Number 201905102 of the Recorder of Deeds Office in and for COLUMBIA County. The assignment is a matter of public record and is incorporated herein by reference in accordance with P.A.R.C.P. 1019(g), which rule relieves Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.

TO THE PROTHONOTARY:

PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF
PURSUANT TO Pa.R.C.P. 2352

PHILAN HALLMAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 peter.wapner@phelanhallman.com 215-563-7000 LOANDEPOT.COM, LLC Plaintiff	v.	JOHN LYONS DINA LYONS A/K/A DINA M. LYONS Defendants No. 2018-CV-1365 COLUMBIA County Civil Division Court of Common Pleas
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----	----------------------------------------------------------------------------------------------------------------------------------------------

Attorney for Plaintiff

TO THE PROTHONOTARY:
Kindly enter my appearance on behalf of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.
Date: JUL 11 2019

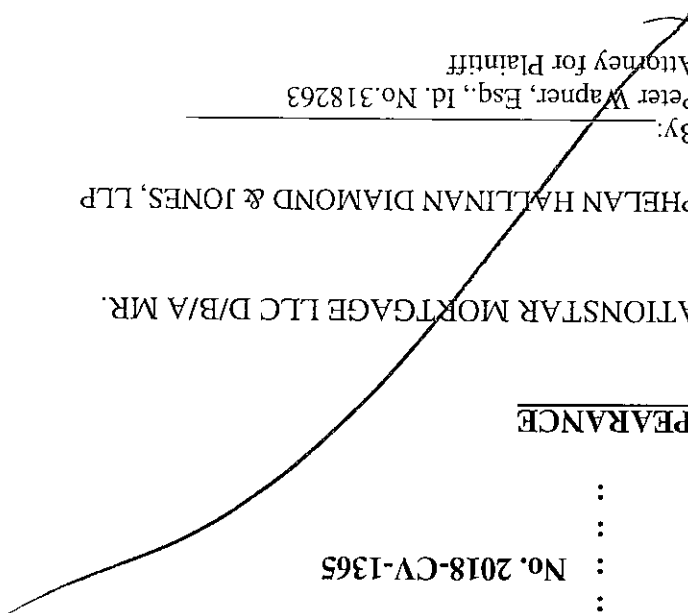
By: Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP

ENTRY OF APPEARANCE

:
:
: No. 2018-CV-1365
:
: COLUMBIA County
:
: Civil Division
:
: Court of Common Pleas

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000
LOANDEPOT.COM, LLC
Plaintiff
v.
JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS
Defendants



JOHN LYONS
185 JAMISON CITY ROAD
BENTON, PA 17814-7410
JOHN LYONS
185 JAMISON CITY ROAD
BENTON, PA 17814-7410
DINA LYONS
185 JAMISON CITY ROAD
BENTON, PA 17814-7410
DINA LYONS
799 WINDING RD
SHICKSHINNY, PA 18655-2008

JOHN LYONS
300 BLAIR MILL RD APT A3
HORSHAM, PA 19044-2622
DINA LYONS
416 WANGUM AVE
HAWLEY, PA 18428-1356

I hereby certify that true and correct copies of the foregoing Plaintiff's Praecipe to Mark Judgment to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Substitution of Party Plaintiff, Certificate of Compliance and Entry of Appearance were served by regular mail on the person(s) on the date listed below:

CERTIFICATION OF SERVICE

Peter Wapner, Esq., Id. No.318263
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
Identification No: 318263
215-563-7000
LOANDEPOT.COM, LLC
Plaintiff
v.
JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS
Defendants
Court of Common Pleas
Civil Division
COLUMBIA County
No. 2018-CV-1365

Attorney for Plaintiff

JUL 11 2019

Date

By:

Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

CERTIFICATE OF COMPLIANCE

Defendant

COLUMBIA COUNTY

JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS

No.: 2018-CV-1365
No.: 2019-ED-68

v.

TERM

Plaintiff

CIVIL DIVISION

LOANDEPOT.COM, LLC

COURT OF COMMON PLEAS

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No. 318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

2019 E068

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

REAL ESTATE TAX CERTIFICATION

Date: 07/09/2019

Fee: \$5.00

Cert. NO: 35577

LYONS JOHN & DINA
185 JAMISON CITY ROAD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20150 -5158
Location: 185 JAMISON CITY RD
Parcel Id:32 -14B-007-01,000

Assessment: 27,522
Balances as of 07/09/2019

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

By: **COLUMBIA COUNTY SHERIFF** _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOANDEPOT COM LLC
vs.
DINA LYONS (et al.)

Case Number
2018CV1365

SHERIFF'S RETURN OF SERVICE

06/17/2019 09:10 AM - DEPUTY JESSICA SURKIN, 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 LOURI HUFF HER SISTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DINA LYONS AT 799 WINDING ROAD, SHICKSHINNY, PA 18655.

J. L. Surkin
JESSICA SURKIN, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 17, 2019

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

NOTARY

Affirmed and subscribed to before me this
17TH day of JUNE, 2019

Sarah Jane Klingaman

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

19006166
CA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOANDEPOT COM LLC
vs.
LYONS, DINA (et al.)

Case Number
2018CV1365

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\$ 48.00 MC
\$ 100.00 Sent
\$ 52.00 Refund

329978

Serve To:

Name: JOHN LYONS

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 300 BLAIR MILL ROAD APT #3
HORSHAM, PA 19044

Adult In Charge: Return Apt Vacant

Phone: DOB:

Relation:

Alternate Address:

Date: 6/21/19 Time: 0652

Phone:

Deputy: Lochner Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Return Apt Vacant, no tenet in Apt.

2019 JUN 17 P 3:28
REC'D MCSO MONT CO, PA

Now, June 11, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery 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

LYONS, JOHN
2018CV1365
300 BLAIR MILL ROAD APT #3, HORSHAM, PA 19044
NO EXPIRATION