

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Loandepot.Com, LLC

v.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-1365

2019-ED-68

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: 185 Jamison City Road, Benton, PA 17814-7410
(See Legal Description attached)

Amount Due

Interest from 06/04/2019 at \$21.65 per diem

Costs to be added

\$131,677.67

\$

\$

Dated

6/4/2019

(SEAL)

PH # 1031403

Barbara W. Wilentz 185
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

2019 JUN 11 P 3:28
REC'D MCSH MONICO, PA

PH # 1031403

Loandepot.Com, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-1365

John Lyons

: 2019-ED-68

Dina Lyons a/k/a Dina M. Lyons

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: John Lyons
185 JAMISON CITY ROAD
BENTON, PA 17814-7410

300 BLAIR MILL RD APT A3,
HORSHAM, PA 19044-2622

Dina Lyons a/k/a Dina M. Lyons
185 JAMISON CITY ROAD
BENTON, PA 17814-7410

799 WINDING RD,
SHICKSHINNY, PA 18655-2008

****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 **185 Jamison City Road, Benton, PA 17814-7410** is scheduled to be sold at the Sheriff's Sale on August 28th 2019 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 \$131,677.67 obtained by **Loandepot.Com, LLC** (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.

REC'D MCS
2019 JUN 11
3:28 PM

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 paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed 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
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Bloomsburg, PA 17815**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-1365**

Loandepot.Com, LLC

v.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

owner(s) of property situate in the **SUGARLOAF TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

185 Jamison City Road, Benton, PA 17814-7410

Parcel No. 32,14B-007-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$131,677.67**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 "Jamison City Road", THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point; THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
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The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from EDWIN ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

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

Manner: < Not Specified >

Expires:

Zone: 68

Warrant:

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

Serve To:

Name: DINA LYONS

Primary Address: 799 WINDING ROAD
SHICKSHINNY, PA 18655

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge: Lauri Huff

Relation: Sister

Date: 6/17/19 Time: 9:10

Deputy: J Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

LYONS, DINA

2018CV1365

799 WINDING ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

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

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6/17/19

Time:

9:53

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2018CV1365

541 CAMP LAVIGNE 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.
LYONS, DINA (et al.)

Case Number
2018CV1365

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 68

Warrant:

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

Serve To:

Name: OCCUPANT

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: 6/17/19

Time: 10:01

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

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
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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

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:

Sherry Evans

Relation:

CLERK

Date:

6/12/19

Time:

1135

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1365

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Serve To:

Name: SUSAN HILL, ESQ.

Primary Address: 38 W 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: CAROL QUICK

Relation: FRAUDULENT

Date: 6/12/19 Time: 1313

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HILL, ESQ., SUSAN

2018CV1365

38 W 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

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: CLAUDIA ROPER

Relation: CLERK

Date: 6/18/19 Time: 1151

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV1365

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

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

Serve To:

Name: DEANNA PEALER

Primary Address: 128 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CHRISTINA HOWEY

Relation: LEGAL CEST

Date: 6/12/19 **Time:** 1353

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

PEALER, DEANNA

2018CV1365

128 WEST MAIN STREET, BLOOMSBURG, PA 17815

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 06/12/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1170526
Description: JOHN LYONS SALE
Run Dates: 08/07/19 to 08/21/19
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,272.00
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/07/19	08/21/19	3	\$1,272.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1365

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, AUGUST 28, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 'Jamison City Road'; THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
2. North 49 degrees 17 minutes 31 seconds East, 217.00 feet to an iron pin set;
3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel:

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

PROPERTY ADDRESS: 185 JAMISON CITY ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32.14B-007-01.000

Seized and taken into execution to be sold as the property of DINA LYONS, JOHN LYONS in suit of LOANDEPOT COM LLC.

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:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-663-7000

68

Loandepot.Com, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-1365

John Lyons

: 2019-ED-68

Dina Lyons a/k/a Dina M. Lyons

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: John Lyons
185 JAMISON CITY ROAD
BENTON, PA 17814-7410

300 BLAIR MILL RD APT A3,
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Your house (real estate) at 185 Jamison City Road, Benton, PA 17814-7410 is scheduled to be sold at the Sheriff's Sale on Aug. 28 2019 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 \$131,677.67 obtained by Loandepot.Com, LLC (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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PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

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By virtue of a Writ of Execution No. **2018-CV-1365**

Loandepot.Com, LLC

v.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

owner(s) of property situate in the **SUGARLOAF TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

185 Jamison City Road, Benton, PA 17814-7410

Parcel No. 32,14B-007-01,000

(Acreage or street address)

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Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Loandepot.Com, LLC

v.

John Lyons
Dina Lyons a/k/a Dina M. Lyons

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-1365

2019-ED-68

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: 185 Jamison City Road, Benton, PA 17814-7410
(See Legal Description attached)

Amount Due

Interest from 06/04/2019 at \$21.65 per diem

Costs to be added

\$131,677.67

\$ _____

\$ _____

Barbara N. Milner 185
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 10/4/2019
(SEAL)

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

PH # 1031403

PH # 1031403

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER

Plaintiff,

v.

JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS
Defendant(s)

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

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".

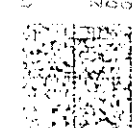
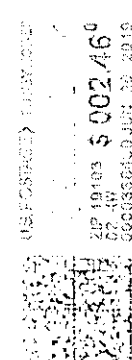
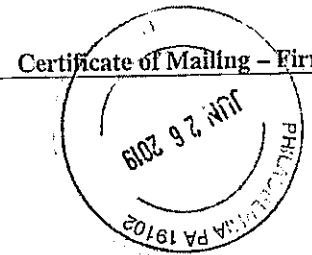
Date: JUL 18 2019

Peter Wapner, Esquire
Attorney for Plaintiff

SUBJECTS

Certificate of Mailing - Firm

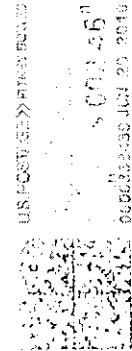
Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here Postmark with Date of Receipt.	
Postmaster, per (name of receiving employer) 					
PH # 1031403 / RE: JOHN LYONS (COLUMBIA) / JKK - 08/28/2019 SALE / 1021 / Writ Team					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	pg	Parcel Airlift	
1.	TENANT/OCCUPANT 185 JAMISON CITY ROAD BENTON PA 17814-7410	\$0.50			
2.	ADMIRALS BANK 200 CLARENDON STREET 22ND FLOOR BOSTON MA 02116	\$0.50			
3.	ADMIRALS BANK C/O CORPORATION SERVICE COMPANY 801 ADLAI STEVENSON DR SPRINGFIELD IL 62703-4261	\$0.50			
4.	ADMIRALS BANK C/O CORPORATION SERVICE COMPANY PO BOX 2969 SPRINGFIELD IL 62708-2969	\$0.50			
5.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq. Dept 280601 Harrisburg PA 17128	\$0.50			
6.	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105	\$0.50			



Certificate of Mailing - Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1031403 / RE: JOHN LYONS (COLUMBIA) / JKK - 08/28/2019 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ (blank)	Affix Stamp Here Postmark with Date of Receipt	
	Postmaster, per (name of receiving employee) (blank)			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Handling	Parcel Airlift
1.	DINA M. LYONS C/O DEANNA PEALER ESQ 128 W MAIN ST BLOOMSBURG PA 17815-1705	\$0.50		
2.	JOHN LYONS C/O SUSAN HILL ESQ 38 W 3RD ST BLOOMSBURG PA 17815-1707	\$0.50		
3.	PA CHILD SUPPORT PROGRAM 25 S FRONT ST HARRISBURG PA 17101-2081	\$0.50		
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815	\$0.50		
5.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 Harrisburg PA 17105	\$0.50		
6.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 Pittsburgh PA 15222	\$0.50		



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

NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

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

No.: 2018-CV-1365

No.: 2019-ED-68

Defendant

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

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

JUL 18 2019

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

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

CHRISTINE SCHOFFLER
Legal Assistant

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

Re: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER VS. JOHN LYONS, and
DINA LYONS A/K/A DINA M. LYONS,
COLUMBIA County, No.: 2018-CV-1365, No.: 2019-ED-68

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. 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 08/28/2019 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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1031403

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Loandepot.Com, LLC

v.

John Lyons
Dina Lyons a/k/a Dina M. Lyons

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-1365

2019-ED-68

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):

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(See Legal Description attached)

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Costs to be added

\$131,677.67

\$

\$

Barbara N. Wilkowi 185

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

Dated 10/4/2019
(SEAL)

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

PH # 1031403

PH # 1031403

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1365

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, AUGUST 28, 2019
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 "Jamison City Road", THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point; THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
2. North 49 degrees 17 minutes 31 seconds East, 217.00 feet to an iron pin set;
3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point; The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel:

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

PROPERTY ADDRESS: 185 JAMISON CITY ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32,14B-007-01,000

Seized and taken into execution to be sold as the property of DINA LYONS, JOHN LYONS in suit of LOANDEPOT COM LLC.

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:
PHILAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LOANDEPOT.COM, LLC
PLAINTIFF

V.

JOHN LYONS
DINA LYONS A/K/A DINA M. LYONS
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2018-CV-1365
:
: 2019-ED-68
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

LOANDEPOT.COM, LLC, 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 **185 JAMISON CITY ROAD, BENTON, PA 17814-7410**.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

JOHN LYONS

185 JAMISON CITY ROAD
BENTON, PA 17814-7410

300 BLAIR MILL RD APT A3,
HORSHAM, PA 19044-2622

DINA LYONS A/K/A DINA M. LYONS

185 JAMISON CITY ROAD
BENTON, PA 17814-7410

799 WINDING RD,
SHICKSHINNY, PA 18655-2008

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

JOHN LYONS

185 JAMISON CITY ROAD,
BENTON, PA 17814-7410

300 BLAIR MILL RD APT A3,
HORSHAM, PA 19044-2622

DINA LYONS A/K/A DINA M. LYONS

185 JAMISON CITY ROAD,
BENTON, PA 17814-7410

799 WINDING RD,
SHICKSHINNY, PA 18655-2008

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)

ADMIRALS BANK

200 CLARENDON STREET
22ND FLOOR
BOSTON, MA 02116

ADMIRALS BANK C/O CORPORATION
SERVICE COMPANY

801 ADLAI STEVENSON DR
SPRINGFIELD, IL 62703-4261

ADMIRALS BANK C/O CORPORATION
SERVICE COMPANY

PO BOX 2969
SPRINGFIELD, IL 62708-2969

PA CHILD SUPPORT PROGRAM**25 S FRONT ST
HARRISBURG, PA 17101-2081**

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**185 JAMISON CITY ROAD
BENTON, PA 17814-7410****DINA M. LYONS
C/O DEANNA PEALER ESQ****128 W MAIN ST
BLOOMSBURG, PA 17815-1705****JOHN LYONS
C/O SUSAN HILL ESQ****38 W 3RD ST
BLOOMSBURG, PA 17815-1707****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****DOMESTIC RELATIONS OF
COLUMBIA COUNTY****COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815****COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES****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: **MAY 31 2019**

By: _____
Phelan Hallinan Diamond & Jones, LLP
Peter Wanner, Esq., Id. No. 318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

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

LOANDEPOT.COM, LLC

Plaintiff

v.

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

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2018-CV-1365

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

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.

MAY 31 2019

Date

By:

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 "Jamison City Road", THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point; THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
2. North 49 degrees 17 minutes 31 seconds East, 217.00 feet to an iron pin set;
3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point;

The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from EDWIN ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

County of Montgomery Sheriff's Office
Payment Receipt

Payment Receipt

Receipt #: 329978
Received From: Columbia County Sheriff Office
Date: 06/17/2019
Amount: \$ 100.00 Check 8599
Received By: cadams

JUN 20 2019 136012

<u>Description</u>	<u>Amount</u>
Civil Refund	52.00
Civil Action (Deputize In)	48.00
	<u>100.00</u>

Note: 2018-CV-1365 19006166

2019
ED 68

REAL ESTATE OUTLINE

ED # 2019 ED 68

DATE RECEIVED 6/5/19
DOCKET AND INDEX 2018 CV 1365

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>001765610</u>

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

SALE DATE Aug 28th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Aug 7</u>
2 ND WEEK	<u>Aug 14</u>
3 RD WEEK	<u>Aug 21</u>

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

Attorneys for Plaintiff

Loandepot.Com, LLC
Plaintiff

v.

John Lyons
Dina Lyons a/k/a Dina M. Lyons
Defendant(s)

: COURT OF COMMON PLEAS
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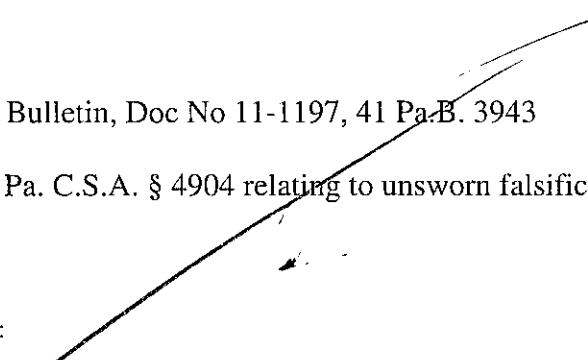
CERTIFICATION

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
- (X) the premises is vacant
- () 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 Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

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

Loandepot.Com, LLC

vs.

John Lyons
Dina Lyons a/k/a Dina M. Lyons

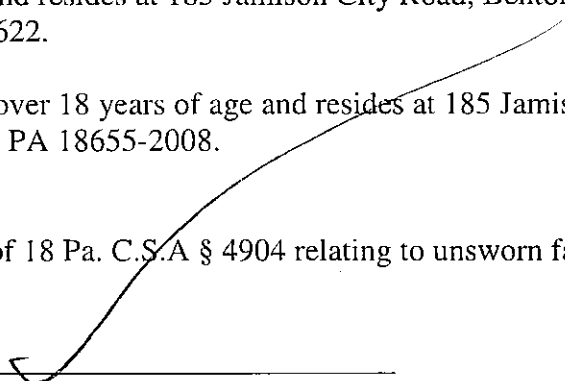
: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-1365
:
: 2019-ED-68

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 John Lyons is not in the Military or Naval Service of the United States.
- (b) that the defendant Dina Lyons a/k/a Dina M. Lyons is not in the Military or Naval Service of the United States.
- (c) that defendant John Lyons is over 18 years of age and resides at 185 Jamison City Road, Benton, PA 17814-7410 and 300 Blair Mill rd Apt A3, Horsham, PA 19044-2622.
- (d) that defendant Dina Lyons a/k/a Dina M. Lyons is over 18 years of age and resides at 185 Jamison City Road, Benton, PA 17814-7410 and 799 Winding rd, Shickshinny, PA 18655-2008.

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



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

2019-ED-68

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
799 WINDING RD, SHICKSHINNY, PA 18655-2008

Court Number

PH # 1031403

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
Loandepot.Com, LLC

No.: 2018-CV-1365

2019-ED-68

Defendant
John Lyons
Dina Lyons a/k/a Dina M. Lyons

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.
JOHN LYONS
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
300 BLAIR MILL RD APT A3, HORSHAM, PA 19044-2622

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

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
Loandepot.Com, LLC

No.: 2018-CV-1365

2019-ED-68

Defendant
John Lyons
Dina Lyons a/k/a Dina M. Lyons

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)

185 Jamison City Road Benton, PA 17814-7410

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

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

PH # 1031403

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 "Jamison City Road", THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point; THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
2. North 49 degrees 17 minutes 31 seconds East, 217.00 feet to an iron pin set;
3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point;

The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from EDWIN ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-1365** 2019 - ED - 68

Loandepot.Com, LLC

v.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

owner(s) of property situate in the **SUGARLOAF TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

185 Jamison City Road, Benton, PA 17814-7410

Parcel No. 32,14B-007-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$131,677.67**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

Document Receipt

Trans #	16408	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

COMMON OF PENNSYLVANIA

BUREAU OF INDIVIDUAL
TAXES6TH FLOOR STRAWBERRY SQ
DEPT #280601

Tracking #: 71901140006000160343

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16407	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000160336

P.O. BOX 8486

Doc Ref #: 2019ED68

ESTATE RECOVERY PROGRAM

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16406	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000160329

Doc Ref #: 2019ED68

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	16405	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000160312

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16405	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000160312

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16404	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000160305

Doc Ref #: 2019ED68

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	16404	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000160305

Doc Ref #: 2019ED68

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	16403	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000160299

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16403	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000160299

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16402	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000160282

Doc Ref #: 209ED68

Postage 5.4200

Document Receipt

Trans #	16401	Carrier / service:	USPS Server	First-Class Mail®	6/11/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000160275

Doc Ref #: 2019ED68

Postage 5.4200

HARRISBURG PA 17105

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) John Lyons and Dina Lyons a/k/a Dina M. Lyons 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

Judgment and Writ Department
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31480
Front Desk: (215) 563-7000 Ext. 31480
Fax: (215) 563-3826

SHERIFF'S RETURN

Loandepot.Com, LLC

Plaintiff

vs.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2018-CV-1365

2019-ED-68

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

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

TD Bank, NA
3-180/360

001765610

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
5/30/2019

AMOUNT
***\$1,350.00

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

PZW [1031403] 185 JAMISON CITY ROAD (2018-CV-1365)

Thomas S. Hallinan
AUTHORIZED SIGNATURE

⑈001765610⑈ ⑆036001808⑆ 361508666⑈