WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 a	and Rule 3257
Loandepot.Com, LLC	COURT OF COMMON PLEAS
v.	CIVIL DIVISION
John Lyons Dina Lyons a/k/a Dina M. Lyons	NO.: 2018-CV-1365 2019-ED-68
2 mm Djoho Wala Dina Ni. Djoho	
Commonwealth of Pennsylvania:	COLUMBIA COUNTY
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVAN	IA:
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	matter you are directed to levy upon and sell the
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 (SEAL) PH # 1031403	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

Loandepot.Com, LLC : COURT OF COMMON PLEAS

:
Plaintiff : CIVIL DIVISION

CIVIL DIVISI

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 2015 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, coss and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7600 x 1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the sudgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 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 <u>215-563-7000</u>.
- 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 168 East Fifth Street 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;
- 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	OT COM LLC		Case Number
vs. LYONS, D	INA (et al.)		2018CV1365
	SERVICE	COVER SHEET	
Service De			en de la companya de La companya de la companya de
Category:	Real Estate Sale - Sale Notice	American Charles As agree of the model of the control of the contr	Zone: 68
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		
Serve To:	The state of the s	Final Service:	
Name:	DINA LYONS	The state of the s	nally Adult In Charge Posted Other
Primary Address:	799 WINDING ROAD SHICKSHINNY, PA 18655	Adult In Charge:	gari Huff
Phone:	DOB:	Relation: Sic	ster
Alternate Address:		Date: Le	17/19 Time: 9/10
Phone:	is and the second of the secon	Deputy:	Mileage:
Attorney /	Originator:		
Name:	PHELAN HALLINAN DIAMOND & JONES LL	Phone: 215-5	63-7000
Service Att	empts:		and the second second
Date:		American consistent of the second of the sec	
Time:		politikasi volta disenti on tanganingan pangangan pangangan pangangan pangangan pangangan pangangan pangangan	
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2018CV1365 799 V

799 WINDING ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOCKARD, SHIRLEY E.

LOANDEP vs.	OT COM LLC					Number
LYONS, D	INA (et al.)				2018	BCV1365
		SERVIC	E COVER SHE	EET		
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Category:	Real Estate Sale - S	Sale Notice		* * * * * * * * * * * * * * * * * * *	Zone:	68
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Name:	Shirley E. Lockard		Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	541 Camp Lavigne Benton, PA 17814	Road	Adult In Charge:			
Phone:	570-925-6817	DOB:	Relation:	**************************************	, , , , , , , , , , , , , , , , , , ,	
Alternate Address:		mbar et felenten fatel til nele i fan Leis - am Leis	Date:	Le/17/19	Time:	7:53
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Attorney /	Orlginator:					
Name:	PHELAN HALLINAN	I DIAMOND & JONE	S LLF Phone:	215-563-7000	· · · · · · · · · · · · · · · · · · ·	The second secon
Service At	tempts:				,	
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EXPRATION

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LOANDEPO	OT COM LLC				Number
LYONS, DI	NA (et al.)			2018	CV1365
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Category:	Real Estate Sale - Sale Notice	TO A STATE OF THE	A Marie Caraca de Caraca d	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 R	IGHTS		
Serve To:		Final Servi	Ce:	**************************************	
Name:	OCCUPANT	Served:	Personally · Adul	t In Charge	Posted Other
Primary Address:	185 JAMISON CITY ROAD BENTON, PA 17814	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	1017/19	Time:	10:01
Phone:		Deputy:	Y	Mileage:	
ttorney / (Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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185 JAMISON CITY ROAD, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	POT COM LLC INA (et al.)					Number CV1365
		SERVICE CO	VER SHE	EET		
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Category:	Real Estate Sale - Sale Noti	ce		To the control of the	Zone:	68
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08/28/2 PLAINTIFF NOTICE OF SHE	019 AT 9:00 AM RIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:			Final Servi			
Name:	Columbia County Tax Offic	e	Served:	Personally · Adu	It In Charge ·	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	The state of the s	Adult In Charge:	Sweery	Evens	
Phone:	570-389-5649 D	OB:	Relation:	CLEEK	•	
Alternate Address:			Date:	6/12/19	Time:	1135
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Attorney /	Originator:				and the second	
Name:	PHELAN HALLINAN DIAMOI	ND & JONES LLF	Phone:	215-563-7000		
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2018CV1365

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LOANDEP	OT COM LLC				Number
	INA (et al.)			2018	CV1365
	SERVICE CO	OVER SHE	ET		
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Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	,	
Serve To:		Final Servi	če: / *	,	
Name:	SUSAN HILL, ESQ.	Served:	Personally Adu	t In Charge	Posted Other
Primary Address:	38 W 3RD STREET BLOOMSBURG, PA 17815	Adult In Charge:	CAROL	Quick	
Phone:	DOB:	Relation:	FRIZALEI	gre-	
Alternate Address:		Date:	6/12/19	Time:	1313
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:			•	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	***	
Service At	tempts:	,		-	
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365 38 W 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOANDEP	OT COM LLC			Case	Number
LYONS, DI	INA (et al.)				CV1365
	SERVICE C	OVER SHI	EET		·
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Category:	Real Estate Sale - Sale Notice		The second secon	Zone:	108
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 F	RIGHTS		
Serve To:		Final Servi	ice:		er e
Name:	Domestic Relations Office of Columbia Cou	Served:	299.55	duit In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Classin	+ Hope	2
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	CLE	-	
Alternate Address:		Date:	6/18/19	Time:	1157
Phone:		Deputy:	<u>-</u>	Mileage:	
Attorney / (Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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DOMESTIC RELATIONS OF 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOANDEP vs. LYONS, DI	OT COM LLC NA (et al.)		Case Number 2018CV1365				
	SERVICE CO	OVER SHE	ET				
Service De							
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 R	IGHTS				
Serve To:		Final Servi					
Name:	DEANNA PEALER	Served:	Personally · Adult In Charge · Posted · Other				
Primary Address:		Adult In Charge:	CUMSTICA HOWVEY				
Phone:	DOB:	Relation:	LEGAL ASST				
Alternate Address:		Date:	4/12/19 Time: 1353				
Phone:	The state of the s	Deputy:	4 Mileage:				
ttorney / (Originator:						
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000				
Service Att	empts:						
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PEALER, DEANNA 128 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

Ad ID: 1170526

Description: JOHN LYONS SALE

Run Dates: 08/07/19 to 08/21/19 Class: 2

Agate Lines: 210

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid \$1,272.00

nount Paid \$0.00

 Publication
 Start
 Stop
 Inserts
 Cost

 Press Enterprise
 08/07/1908/21/19
 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 Sugarloat, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, towat:

bounded and described as follows, to-wit:

BEGINNING at a point in or near the centertine 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 Allegart the following three courses and distance.

I. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set:

1. North 40 degrees 36 himses 40 seconds East, 210,00 feet to an iron pin set, 2. North 49 degrees 17 minutes 31 seconds East, 210,00 feet to an iron pin set, 3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point. The place of

CONTAINING LOB 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.

rax Parces. 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 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 reself 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 concertion with any action against the bidder in which the bidder is found libely for dam-

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 Sheriffs 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 215-563-7000 Loandepot.Com, LLC

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

NO.: 2018-CV-1365

VS.

2019-ED-68

John Lyons

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**

st 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 Aug. 78 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.

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 <u>215-563-7000</u>.
- 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 168 East Fifth Street 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

ν.

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;
- 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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

nd Rule 3257
COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 2018-CV-1365
2019-ED-68
COLUMBIA COUNTY
A:
matter you are directed to levy upon and sell the
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\$131,677.67 \$
\$
Corpora N. William 185
(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

PH # 1031403

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Attorney for Plaintiff

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Plaintiff,	: : CIVIL DIVISION
v. JOHN LYONS DINA LYONS A/K/A DINA M. LYONS Defendant(s)	: : No.: 2018-CV-1365 : No.: 2019-ED-68 :
AFFIDAVIT OF SERVICE PUR	SUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
As required by Pa. R.C.P. 3129.2(a) Notice of any known interested party in the manner required be persons or parties named, at that address, set forth or A copy of the Certificate of Mailing (Form 3817) and by the U.S. Postal Service is attached hereto Exhibit Date: JUL 18 2019	y Pa. R.C.P. 3129.2(c) on each of the the the Affidavit and as amended if applicable. d/or Certified Mail Return Receipt stamped
	Attorney for Plaintiff

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4.	P.O. BOX 380	OF COLUMBIA COUNTY	\$0.50			
5.	BLOOMSBURG COMMONWEALTH OF OF HUMAN SERVICES P.O. Box 2675	PENNSYLVANIA DEPARTMENT	\$0.50			
6.	Harrisburg INTERNAL REVENUE S IOXI Liberty Avenue Root	m 704	\$0.50			
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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

ATTORNEY FOR PLAINTIFF

NATIONSTAR MORTGAGE LLC D/B/A MR.

COURT OF COMMON PLEAS

COOPER

215-563-7000

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 1 8 2019	Ву:
Date	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. <u>It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale</u>. 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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 an	ad Rule 3257
Loandepot.Com, LLC	COURT OF COMMON PLEAS
v.	CIVIL DIVISION
John Lyons	NO.: 2018-CV-1365
Dina Lyons a/k/a Dina M. Lyons	2019-ED-68
	COLUMBIA COUNTY
Commonwealth of Pennsylvania:	
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA	Λ:
To satisfy the judgment, interest and costs in the above r following property (specifically described property below):	natter you are directed to levy upon and sell the
PREMISES: 185 Jamison City Road, Benton, PA 17814-7410 (See Legal Description attached)	
Amount Due	\$131 <u>,6</u> 77.67
Interest from 06/04/2019 at \$21.65 per diem	\$
Costs to be added	\$
	Clerk) Office of the Prothy Support, Common Pleas Court
	of Columbia County Penna

Dated (SEAL)

PH # 1031403

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

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,

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 BEGNNING.

CONTAINING I.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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA. PA 215-563-7000

COURT OF COMMON PLEAS LOANDEPOT.COM, LLC

PLAINTIFF

CIVIL DIVISION

V. CASE NO. 2018-CV-1365

JOHN LYONS

2019-ED-69 DINA LYONS A/K/A DINA M. LYONS

COLUMBIA COUNTY DEFENDANT(S)

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.

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

> Address (if address cannot be reasonably ascertained, Name

> > please so indicate)

185 JAMISON CITY ROAD JOHN LYONS

BENTON, PA 17814-7410

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

185 JAMISON CITY ROAD DINA LYONS A/K/A DINA M. LYONS

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)

185 JAMISON CITY ROAD, JOHN LYONS

BENTON, PA 17814-7410

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

185 JAMISON CITY ROAD, DINA LYONS A/K/A DINA M. LYONS

BENTON, PA 17814-7410

799 WINDING RD,

SHICKSHINNY, PA 18655-2008

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

Address (if address cannot be Name

reasonably ascertained, please indicate)

200 CLARENDON STREET ADMIRALS BANK

22ND FLOOR

BOSTON, MA 02116

ADMIRALS BANK C/O CORPORATION 801 ADLAI STEVENSON DR SPRINGFIELD, IL 62703-4261 SERVICE COMPANY

ADMIRALS BANK C/O CORPORATION PO BOX 2969

SPRINGFIELD, IL 62708-2969 SERVICE COMPANY

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.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

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 3 1 2019

Bv:

Phelan Hallipan Diamond & Jones, LLP
Peter Wapper, 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

LOANDEPOT.COM, LLC

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff

CIVIL DIVISION

٧.

TERM

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

No.: 2018-CV-1365

COLUMBIA COUNTY

Defendant

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 3 1 2019

Date

By:

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

PH # 1031403

LEGAL DESCRIPTION

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- 1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
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Being subject to a portion of the right-of-way of Township Route No. 725.

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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 \$36012

<u>Description</u>

<u>Amount</u>

Civil Refund

52.00 48.00

Civil Action (Deputize In)

100.00

Note:

2018-CV-1365 190166

2019 ED 68

REAL ESTATE OUTLINE

ED#<u>2019 ED 68</u>

DATE RECEIVED 6519	
DOCKET AND INDEX 2.0	18 CV 1365
CHECK FOR PROPER	R INFO.
WRIT OF EXECUTION	Х
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	<u> </u>
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 001765610
IF ANY OF ABOVE IS MISSIN	NG DO NOT PROCEED
SALE DATE	Aug 28th TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1ST WEEK Pra 7
	2 ND WEEK Page 14
	3RD WEEK And 21
	J TIELES TIME OF

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

Loandepot.Com, LLC

Plaintiff

CIVIL DIVISION

Attorneys for Plaintiff

John Lyons

v.

Dina Lyons a/k/a Dina M. Lyons

Defendant(s)

NO.: 2018-CV-1365

2019-ED-68

COURT OF COMMON PLEAS

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 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

COLUMBIA County

:

COURT OF COMMON PLEAS

VS.

: CIVIL DIVISION

John Lyons

Dina Lyons a/k/a Dina M. Lyons : 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'S DEPARTMENT

SUEVILL 2	DEFARI	IVEENI					
SHERIFF SERVICE		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.					
PROCESS RECEIPT and AFFIDAVIT OF RET	O	Expiration date					
Plaintiff		No.: 2018-CV-1365					
Loandepot.Com, LLC		2019-E	=D-108				
Defendant John Lyons Dina Lyons a/k/a Dina M. Lyons		Type or Writ of Comp EXECUTION/NO	laint				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE	ERVICE OR DESCRIP	TION OF PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SE	ERVICE.	,				
SERVE DEFENDANT WITH THE NOTICE OF SALE.							
NOW	, PA do hereby depu	tize the Sheriff of					
	Sheriff of COI	LUMBIA County, Penna.					
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER		·	on or attaching any				
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintis sheriff's sale thereof.	f whomever is found.	in possession, after notifying per	son of levy or				
Signature of Attorney or other Originator requesting service on behalf of XX Plair		elephone Number	Date				
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		215)563-7000					
SPACE BELOW FOR USE OF SHERIFI	FONLY — DO	NOT WRITE BELO	W THIS LINE				
PLAINTIFF		Court Number					
							
RETURNED:	CO ANGWEDS		Date				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. S	heriff	Date				
of 20	,						
of20	Signature of Sheriff Date						
	Sheriff of						

SHERIFF	S DEPAR	KIME	NT.		
SHERIFF SERVICE	J	INSTRUCTIONS: Please type or print legibly, insuring			
PROCESS RECEIPT and AFFIDAVIT OF RE	I .	readability of all copies. Do not detach any copies.			
		Expiration	date		<u></u>
Plaintiff			No.: 2018-CV-1365		
Loandepot.Com, LLC			2019-6	= 7 100	
Defendant			Type or Writ of Comp		
John Lyons			EXECUTION/NO		SALE
Dina Lyons a/k/a Dina M. Lyons			LALCO HOWAIN	office of E	, LLL
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S JOHN LYONS		CRIPTION OF I	PROPERTY TO BE LEV	IED, ATTACHEI	D OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 300 BLAIR MILL RD APT A3, HORSHAM, PA					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE.			
CEDITE DESERVE AND MAINTIME NOMEON OF CALL					
NOW, 20, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	y, PA do hereby d	deputize the S	heriff of		
	Sheriff of (COLUMBIA	County, Penna.		
	Sheriff of C	COLUMBIA	County, I china.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy of sheriff to any plain sheriff's sale thereof.	of whomever is fou	und in possess	sion, after notifying pe	rson of levy or	-
Signature of Attorney or other Originator requesting service on behalf of XX Plai	intiff	Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	efendant vard, Suite 1400	(215)563			
SPACE BELOW FOR USE OF SHERIF	FONLY —	DO NOT	WRITE BELO	W THIS I	INE
PLAINTIFF			Court Number		
-					
RETURNED:			,		
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep			1	Date
of an					
of20	Signature of She	eriff		<u> </u>	Date
				*	-
	01 :55 5				
	Shcriff of				

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring				
PROCESS RECEIPT and AFFIDAVIT OF RETURN		readability of all copies. Do not detach any copies. Expiration date			
Plaintiff		No.: 2018-CV-136	55		
Loandepot.Com, LLC			-ED-68		
Defendant		Type or Writ of C	omplaint		
John Lyons			NOTICE OF SALE		
Dina Lyons a/k/a Dina M. Lyons					
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SEI	RVICE OR DESCR	IPTION OF PROPERTY TO BE 1.	EVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi 185 Jamison City Road Benton, PA 17814-7410	ip Code)				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA	NDBILL OF	SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County, F					
County, to execute the within and make return thereof according to law.			-		
	Sheriff of C	OLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	NE WATCHMAN) 	and the second s		
property under within writ may leave same without a watchman, in custody of a	whomever is four	d in possession, after notifying	person of levy or		
attachment without liability on the part of such deputy or shortff to any plaintiff	f herein for any lo	ss, destruction or removal of a	ny such property before		
sheriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		Telephone Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar		(215)562 7000			
Philadelphia, PA 19103-1814		(215)563-7000			
SPACE BELOW FOR USE OF SHERIFF	ONLY — D	O NOT WRITE BEI	LOW THIS LINE		
PLAINTIFF		Court Number			
RETURNED:					
	SO ANSWERS		Date		
	Signature of Dep.	Sheriff	Dine		
of20					
20	Signature of Sher	iff	Date		
	•				
	Sheriff of				
()	onomi of				
1					

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

٧.

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

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

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

Document Receipt

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

Ship to:

BUREAU OF INDIVIDUAL TAXES COMMON OF PENNSYLVANIA

71901140006000160343 6TH FLOOR STRAWBERRY SQ Tracking #:

2019ED68 Doc Ref#: DEPT #280601 Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 16407 Carrier / service: USPS Server First-Class Mail®

6/11/2019 12:00:00 AM

Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING

Tracking #: Doc Ref #: 71901140006000160336

P.O. BOX 8486 ESTATE RECOVERY PROGRAM

Postage

2019ED68

HARRISBURG PA 17105

5.4200

Document Receipt

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

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

71901140006000160329 Tracking #: 1150 FIRST AVENUE

Doc Ref #: 2019ED68 **SUITE 1001** 5.4200 Postage

KING OF PRUSSIA PA 19406

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000160312 PO BOX 8016 Tracking #:

2019ED68 Doc Ref#:

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000160312 Tracking #: PO BOX 8016

Doc Ref#: 2019ED68

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

71901140006000160305 Tracking #: 1000 LIBERTY AVENUE

Doc Ref#: 2019ED68 **ROOM 701A** Postage 5.4200

PA 15222 PITTSBURGH

Document Receipt

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

Ship to:

INTERNAL REVENUE OF JUSTICE **IRS**

71901140006000160305 1000 LIBERTY AVENUE Tracking #:

2019ED68 Doc Ref #: **ROOM 701A** Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

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

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

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000160299

Doc Ref#: Postage 2019ED68

5.4200

HARRISBURG PA 17128

Document Receipt

16402 Trans#

USPS Server Carrier / service:

First-Class Mail®

6/11/2019 12:00:00 AM

Ship to:

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF PUBLIC WELFARE

BUREAU OF CHILD SUPPORT ENFORECEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

Tracking #:

71901140006000160282

Doc Ref#: Postage

209ED68 5.4200

HARRISBURG

PA 17105

Document Receipt

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

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

Doc Ref#:

2019ED68

71901140006000160275

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

John Lyons

Dina Lyons a/k/a Dina M. Lyons

No.: 2018-CV-1365

2019-ED-68

ISSUED

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NOW,	20_I,	High Sheriff of Columbia County, Pennsylvania, do		
	by deputize the Sheriff of County, Pennsylvania, to execute this Writ. This deputation			
made at the request and risk of the Plaintiff.				
Defendants alleged address is				
	···			
		Sheriff, Columbia County, Pennsylvania		
		By		
		By Deputy Sheriff		
		T 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				
Sale and made known to		the contents thereof.		
Sworn and Subscribed before me		So Answers,		
this		 ,		
day of	20			
		BY:		
Notary Public		Sheriff		
<u> </u>		20, See return endorsed hereon by Sheriff of		
		C D . 1		
ratura		County, I chrisylvama, and made a part of this		
return		So Answers,		
		2 - 1		
		Sheriff		
		Deputy Sheriff		

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

TD Bank, NA 3-180/360

001765610

DATE 5/30/2019

AMOUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

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

||CO1765610||* ||CO160018 ||361508666||*