

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
JOSEPH NESTASIE, III (et al.)

Case Number  
2023CV573

**PROPERTY ADDRESS**

281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/14/2023	Advance Fee	Advance Fee	12657	\$0.00	\$2,000.00
08/14/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/14/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/14/2023	Crying Sale			\$10.00	\$0.00
08/14/2023	Docketing			\$15.00	\$0.00
08/14/2023	Levy			\$15.00	\$0.00
08/14/2023	Mailing Costs			\$36.00	\$0.00
08/14/2023	Posting Handbill			\$15.00	\$0.00
08/14/2023	Sheriff Automation Fund			\$50.00	\$0.00
08/14/2023	Web Posting			\$100.00	\$0.00
09/12/2023	Service			\$180.00	\$0.00
09/12/2023	Service Mileage			\$16.00	\$0.00
09/12/2023	Copies			\$6.00	\$0.00
09/12/2023	Notary Fee			\$15.00	\$0.00
09/12/2023	Tax Claim Search			\$5.00	\$0.00
09/12/2023	Surcharge			\$40.00	\$0.00
09/12/2023	Refund	(PAID 09/12/2023)	9309	\$1,464.50	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
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ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GRÉGORIE A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
ConsumerContact@brockandscott.com  
(844) 856-6646 Consumer Hotline  
www.brockandscott.com

September 12, 2023

Columbia County Sheriff's Office  
Office of the Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re:** Lakeview Loan Servicing, LLC  
v.  
Joseph Dewey Nestasie, III, et al.  
**No.:** 2023-CV-0000573-MF

Dear Sir/Madam:

Please STAY the Sheriff Sale of the above referenced property, which is scheduled for October 18, 2023 due to the following: PER CLIENT.

Thank you for your cooperation in this matter.

Respectfully,

Brock & Scott, PLLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
JOSEPH NESTASIE, III (et al.)

Case Number  
2023CV573

SHERIFF'S RETURN OF SERVICE

09/08/2023 09:09 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859.

*Michael Tkach*  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 08, 2023

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

8TH day of SEPTEMBER, 2023

*Sarah Jane Klingaman*

Plaintiff Attorney: BROCK & SCOTT PLLC, 2011 RENAISSANCE BOULEVARD, SUITE 100, KING OF BRUSSIA, PA 191406

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
NESTASIE III, JOSEPH (et al.)

Case Number  
2023CV573

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	281 SAVAGE HILL ROAD ORANGEVILLE, PA 17859
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	9/8/23	<b>Time:</b>	9:09
<b>Deputy:</b>	59-09	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

POSTING

2023CV573

281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
NESTASIE III, JOSEPH (et al.)

Case Number  
2023CV573

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	49
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Benton Area School District		
<b>Primary Address:</b>	PO Box 502 Benton, PA 17814		
<b>Phone:</b>	570-925-6651 x1000	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Jill Houseweart		
<b>Relation:</b>	Receptionist		
<b>Date:</b>	8/29/23	<b>Time:</b>	
<b>Deputy:</b>	5	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	BROCK & SCOTT PLLC	<b>Phone:</b>	
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BENTON AREA SCHOOL D

2023CV573

PO BOX 502, BENTON, PA 17814

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 08/17/23

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: 1273807  
Description: Nestasie, Joseph Sale  
Run Dates: 09/27/23 to 10/11/23  
Class: 2  
Agate Lines: 261  
Blind Box:

**Total Ad Cost \$1,854.05**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/27/23	10/11/23	3	\$1,854.05

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV573

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, OCTOBER 18, 2023  
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.

**TRACT NO.1**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishingcreek, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the western side of a public road leading to state highway Route #339 in line of other lands now or formerly of the former Grantor; THENCE along the western side of said road, South 4 degrees East, 3 perches to an iron pin corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1. North 89 degrees 30 minutes West, 35.6 perches to an iron pin corner; THENCE 2. North 3 degrees 15 minutes East, 16.9 perches to a maple tree corner on the southern side of a public road;

THENCE by the same, South 75 degrees 15 minutes East, 16.1 perches to a post corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1. South 6 degrees East, 10.2 perches to a stone; THENCE 2. South 88 degrees 30 minutes East, 19.2 perches to an iron pin corner on the western side of a public road leading to state highway Route #339, the place of BEGINNING, CONTAINING 1.9 acres of land, and being known and designated as Tract No. 1 on draft of Howard Fetterolf, R.E., dated January 8, 1966.

**TRACT NO.2**

ALL THAT CERTAIN lot, piece or parcel of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner along the public road leading from Savage's School House to Orangeville; THENCE along said road, South 7 1/2 degrees East, 3.8 perches to a stone;

THENCE along lands now or formerly of William Long, South 85 degrees West, 20.6 perches to a stone; THENCE North 9 degrees West, 10.8 perches to stone along a public road; THENCE along said public road and by lands now or formerly of Charity Lunger, South 76 1/2 degrees East, 22.3 perches to a stone, the place of BEGINNING.

CONTAINING 150 perches of land, be the same more or less. Whereon is erected a frame dwelling house and a barn.

Being the same premises which Michael L. McHenry, by Deed dated 06/17/2017 and recorded 07/03/2017, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201705177, granted and conveyed unto Joseph Dewey Nestasie, III in fee.

Tax Parcel: 15 04 00600  
Premises Being: 281 Savage Hill Road, Orangeville, PA 17859

PROPERTY ADDRESS: 281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 150400500

Seized and taken into execution to be sold as the property of JOSEPH NESTASIE, III, NESTASIE OCCUPANTS in suit of LAKEVIEW LOAN SERVICEING 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:  
BROCK B SCOTT PLLC  
KING OF PRUSSIA, PA

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
NESTASIE III, JOSEPH (et al.)

Case Number  
2023CV573

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	49
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Domestic Relations Office of Columbia Co		
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
<b>Phone:</b>		<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Sodi Cook		
<b>Relation:</b>	Director		
<b>Date:</b>	8-14-23	<b>Time:</b>	1430
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2023CV573 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICEING, LLC  
vs.  
NESTASIE III, JOSEPH (et al.)

Case Number  
2023CV573

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	49
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Lynn Dixon		
<b>Relation:</b>	<del>PO</del> Clerk		
<b>Date:</b>	8-14-23	<b>Time:</b>	1425
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	BROCK & SCOTT PLLC	<b>Phone:</b>	
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2023CV573

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**JOSEPH DEWEY NESTASIE, III** :  
**Defendant(s)** : **No.: 2023-CV-0000573-MF**

**Commonwealth of Pennsylvania**

2023 - EP - 49


**County of Columbia**

**To the Sheriff of Columbia County:**


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

Premises: **281 Savage Hill Road, Orangeville, PA 17859**  
(see legal description attached)

Amount Due	\$116,252.42
Interest from <u>08/01/2023</u> at <u>\$19.11</u> per diem	\$
Costs to be added	\$

  
Office of the Prothonotary of  
Columbia County, Pennsylvania

Seal of the Court

  
Deputy  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024

Date: August 1, 2023

COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 2023-CV-0000573-MF

COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

v.

JOSEPH DEWEY NESTASIE, III  
Defendant(s)

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WRIT OF EXECUTION  
(Mortgage Foreclosure)

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Costs	\$
Prothy Paid	\$
Writ, Ret. & Sat.	\$
Total Cost	\$



Brock & Scott, PLLC  
Stephen Panik, Esq. ID No.: 332786  
Attorney for Plaintiff

Address where papers may be served:

Joseph Dewey Nestasie, III  
281 Savage Hill Rd.  
Orangeville, PA 17859

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

COURT HOUSE:  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: August 14, 2023

Re: Sheriffs Sale Advertising Dates

Lakeview Loan Serving LLC  
VS:  
Joseph Dewey Nestasie, III

No. 573 of 2023 J.D. and No. 49 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      September 27<sup>th</sup> 2023

2<sup>nd</sup> Week      October 4<sup>th</sup> 2023

3<sup>rd</sup> Week      October 11<sup>th</sup> 2023

SALE DATE:    **October 18<sup>th</sup> 2023 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

## LEGAL DESCRIPTION

### TRACT NO.1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishingcreek, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the western side of a public road leading to state highway Route #339 in line of other lands now or formerly of the former Grantee; THENCE along the western side of said road, South 4 degrees East, 3 perches to an iron pin corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1. North 89 degrees 30 minutes West, 35.6 perches to an iron pin corner; THENCE
2. North 3 degrees 15 minutes East, 16.9 perches to a maple tree corner on the southern side of a public road;

THENCE by the same, South 75 degrees 15 minutes East, 16.1 perches to a post corner in other lands now or formerly of the former Grantee; THENCE by the same, the following courses and distances:

1. South 6 degrees East, 10.2 perches to a stone; THENCE
2. South 88 degrees 30 minutes East, 19.2 perches to an iron pin corner on the western side of a public road leading to state highway Route #339, the place of BEGINNING.

CONTAINING 1.9 acres of land, and being known and designated as Tract No. 1 on draft of Howard Fetterolf, R.E., dated January 8, 1966.

### TRACT NO.2

ALL THAT CERTAIN lot, piece or parcel of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner along the public road leading from Savage's School House to Orangeville; THENCE along said road, South 7 1/2 degrees East, 3.8 perches to a stone; THENCE along lands now or formerly of William Long, South 85 degrees West, 20.6 perches to a stone; THENCE North 9 degrees West, 10.8 perches to stone along a public road; THENCE along said public road and by lands now or formerly of Charity Lunger, South 76 1/2 degrees East, 22.3 perches to a stone, the place of BEGINNING.

CONTAINING 150 perches of land, be the same more or less. Whereon is erected a frame dwelling house and a barn.

Being the same premises which Michael L. Mchenry, by Deed dated 06/17/2017 and recorded 07/03/2017, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201705177, granted and conveyed unto Joseph Dewey Nestasie, III, in fee.

Tax Parcel: 15 04 00500

Premises Being: 281 Savage Hill Road, Orangeville, PA 17859

REAL ESTATE OUTLINE

ED # 2023 ED 49

DATE RECEIVED 8/8/2023  
DOCKET AND INDEX 2023 CV 573

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 \$ <del>1,350.00</del> OR <u>2,000</u>	<u>X</u>	CK# <u>12657</u>

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

SALE DATE 10-18-23 TIME 9:00  
POSTING DATE

ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>9-27</u>
	2 <sup>ND</sup> WEEK	<u>10-4</u>
	3 <sup>RD</sup> WEEK	<u>10-11</u>

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**JOSEPH DEWEY NESTASIE, III** :  
**Defendant(s)** : **No.: 2023-CV-0000573-MF**

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due	<u>\$116,252.42</u>
Interest from <u>08/01/2023</u> at <u>\$19.11</u> per diem	<u>\$</u>
Costs to be added	<u>\$</u>

BROCK & SCOTT, PLLC

Date: 7/31/2023 By: Stephen Panik  
Stephen Panik, Esquire, Id. No. 332786  
Attorney for Plaintiff

Note: Please furnish four (4) Copies description of Property.

**FILED**  
**PROTHONOTARY**  
2023 AUG -1 PM 1:03  
CLERK OF PROTHONOTARY'S OFFICE  
COUNTY OF COLUMBIA, PA

COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 2023-CV-0000573-MF

COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

v.

JOSEPH DEWEY NESTASIE, III  
Defendant(s)

PRAECIPE FOR WRIT OF EXECUTION - (Mortgage Foreclosure)

Costs	\$
Prothy Paid	\$
Writ, Ret. & Sat.	\$
Total Cost	\$

Filed:



Brock & Scott, PLLC  
Stephen Panik, Esq. ID No.: 332786  
Attorney for Plaintiff

Address where papers may be served:

Joseph Dewey Nestasie, III  
281 Savage Hill Rd.  
Orangeville, PA 17859

Columbia County  
Common Pleas Court  
Receipt No. 3581  
Receipt Date: 08/01/2023 01:34 PM

Received of: Lakeview Loan Servicing LLC, \$ 25.00

Twenty Five and 00/100

Lakeview Loan Servicing LLC vs. Joseph D Nestasie III

Filer(s): Lakeview Loan Servicing LLC

Case	Amount
2023-ED-0000049- Writ of Execution	25.00
Total:	25.00
Balance due court: \$	0.00
Next due date:	

Check (Num: 12655, Exp: xx/xx)

Amount Tendered: 25.00

Overage: 0.00

Change Due: 0.00

Barbara N. Silveti, Prothonotary

By: \_\_\_\_\_

Deputy Clerk

Clerk: CLUSCHAS

ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

**BROCK  
& SCOTT**  
PLLC

THOMAS E. BROCK  
ADMITTED IN NORTH CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH CAROLINA

**2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406**  
[ConsumerContact@brockandscott.com](mailto:ConsumerContact@brockandscott.com)  
(844) 856-6646 Consumer Hotline  
[www.brockandscott.com](http://www.brockandscott.com)

## **To the Sheriff of Columbia County**

### **Attention: Real Estate Department**

Please serve the Notice of Sale on defendant(s):

Joseph Dewey Nestasie, III, 281 Savage Hill Rd., Orangeville, PA 17859

Please post the hand bill at 281 Savage Hill Road, Orangeville, PA 17859

We remain available should you wish to discuss this matter further. Thank You

Judgment and Writ Department  
BROCK & SCOTT, PLLC  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: (844) 856-6646  
File No.: 23-04325 FC01

**BROCK & SCOTT, PLLC**  
**Stephen Panik, Esquire,**  
**Identification No. 332786**  
**2011 Renaissance Boulevard, Suite 100**  
**King of Prussia, PA 19406**  
**Telephone: 844-856-6646**  
**Email:**  
**Stephen.Panik@brockandscott.com**  
**B&S File No.: 23-04325 FC01**

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**JOSEPH DEWEY NESTASIE, III** :  
**Defendant(s)** : **No.: 2023-CV-0000573-MF**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**LAKEVIEW LOAN SERVICING, LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859**.

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>JOSEPH DEWEY NESTASIE, III</b>	<b>281 SAVAGE HILL RD, ORANGEVILLE, PA 17859</b>

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>JOSEPH DEWEY NESTASIE, III</b>	<b>281 SAVAGE HILL RD. ORANGEVILLE, PA 17859</b>

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)
------	--

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

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

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)
------	--

<b>NONE</b>	<b>N/A</b>
-------------	------------

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)
------	--

<b>COLUMBIA COUNTY DOMESTIC RELATIONS</b>	<b>11 W. MAIN STREET BLOOMSBURG, PA 17815</b>
---	---

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)
------	--

<b>TENANT / OCCUPANT</b>	<b>281 SAVAGE HILL ROAD ORANGEVILLE, PA 17859</b>
--------------------------	---

<b>INTERNAL REVENUE SERVICE ADVISORY</b>	<b>1000 LIBERTY AVENUE ROOM 704, PITTSBURGH, PA 15222</b>
--	---

<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES</b>	<b>P.O. BOX 2675, HARRISBURG, PA 17105</b>
--	--

**U.S. DEPARTMENT OF JUSTICE,  
U.S. ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA  
FEDERAL BUILDING**

**SYLVIA H. RAMBO U.S. COURTHOUSE  
1501 N. 6TH STREET, BOX 202,  
HARRISBURG, PA 17102**

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: \_\_\_\_\_

7/31/2023

BROCK & SCOTT, PLLC

Stephen Panik

Stephen Panik, Esq., Id. No. 332786

Attorney for Plaintiff

2011 Renaissance Boulevard, Suite 100

King of Prussia, PA 19406

Phone: 844-856-6646

## LEGAL DESCRIPTION

### TRACT NO.1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishingcreek, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the western side of a public road leading to state highway Route #339 in line of other lands now or formerly of the former Grantee; THENCE along the western side of said road, South 4 degrees East, 3 perches to an iron pin corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1. North 89 degrees 30 minutes West, 35.6 perches to an iron pin corner; THENCE
2. North 3 degrees 15 minutes East, 16.9 perches to a maple tree corner on the southern side of a public road;

THENCE by the same, South 75 degrees 15 minutes East, 16.1 perches to a post corner in other lands now or formerly of the former Grantee; THENCE by the same, the following courses and distances:

1. South 6 degrees East, 10.2 perches to a stone; THENCE
2. South 88 degrees 30 minutes East, 19.2 perches to an iron pin corner on the western side of a public road leading to state highway Route #339, the place of BEGINNING.

CONTAINING 1.9 acres of land, and being known and designated as Tract No. 1 on draft of Howard Fetterolf, R.E., dated January 8, 1966.

### TRACT NO.2

ALL THAT CERTAIN lot, piece or parcel of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner along the public road leading from Savage's School House to Orangeville; THENCE along said road, South 7 1/2 degrees East, 3.8 perches to a stone; THENCE along lands now or formerly of William Long, South 85 degrees West, 20.6 perches to a stone; THENCE North 9 degrees West, 10.8 perches to stone along a public road; THENCE along said public road and by lands now or formerly of Charity Lunger, South 76 1/2 degrees East, 22.3 perches to a stone, the place of BEGINNING.

CONTAINING 150 perches of land, be the same more or less. Whereon is erected a frame dwelling house and a barn.

Being the same premises which Michael L. Mchenry, by Deed dated 06/17/2017 and recorded 07/03/2017, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201705177, granted and conveyed unto Joseph Dewey Nestasie, III, in fee.

Tax Parcel: 15 04 00500

Premises Being: 281 Savage Hill Road, Orangeville, PA 17859

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

**LAKEVIEW LOAN SERVICING, LLC** :  
Plaintiff : **CIVIL DIVISION**  
 :  
v. : **No.: 2023-CV-0000573-MF**  
 :  
**JOSEPH DEWEY NESTASIE, III** :  
Defendant(s) :

**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
- 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.

Date: 7/31/2023

BROCK & SCOTT, PLLC

Stephen Panik  
Stephen Panik, Esq., Id. No. 332786

Attorney for Plaintiff  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: 844-856-6646

**BROCK & SCOTT, PLLC**  
Stephen Panik, Esquire,  
Identification No. 332786  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 844-856-6646  
Email:  
Stephen.Panik@brockandscott.com  
B&S File No.: 23-04325 FC01

Attorney for Plaintiff

**LAKEVIEW LOAN SERVICING, LLC** : Court of Common Pleas  
Plaintiff :  
v. : Civil Division  
: Columbia County  
**JOSEPH DEWEY NESTASIE, III** :  
Defendant(s) :  
No.: 2023-CV-0000573-MF

**AFFIDAVIT OF NON-MILITARY SERVICE**

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

- (a) that the defendant Joseph Dewey Nestasie, III is not in the Military or Naval Service of the United States.
- (b) that defendant Joseph Dewey Nestasie, III is over 18 years of age and resides at 281 Savage Hill Rd., Orangeville, PA 17859.

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

Date: 7/31/2023

Stephen Panik  
Stephen Panik, Esq., Id. No. 332786  
Attorney for Plaintiff  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: 844-856-6646

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching a property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff’s Sale thereof: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance which insurance is hereby waived.

BROCK & SCOTT, PLLC

Date: 7/31/2023

By: Stephen Panik  
Stephen Panik, Esquire, Id. No. 332786  
Attorney for Plaintiff

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2023-CV-0000573-MF**

**LAKEVIEW LOAN SERVICING, LLC**

v.

**JOSEPH DEWEY NESTASIE, III**

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

**281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859**

**Tax ID No. 15 04 00500**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$116,252.42**

**Attorneys for Plaintiff**

**Brock & Scott, PLLC**



ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

**2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406**

[ConsumerContact@brockandscott.com](mailto:ConsumerContact@brockandscott.com)

(844) 856-6646 Consumer Hotline

[www.brockandscott.com](http://www.brockandscott.com)

Columbia County Sheriff's Office  
Office of the Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

*Re: 281 Savage Hill Road, Orangeville, PA 17859  
Our File: 23-04325 FC01*

Dear Sir/Madam:

Kindly list this property for the \_\_\_\_\_ Sheriff's Sale. All the necessary documents to list this property for sale are enclosed, together with our check for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter, please contact our office immediately.

Respectfully,

Judgment/Writ Team  
Brock & Scott, PLLC

Enclosures

ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY



THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
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**2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406**  
**ConsumerContact@brockandscott.com**  
**(844) 856-6646 Consumer Hotline**  
**www.brockandscott.com**

Columbia County Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

RE: Lakeview Loan Servicing, LLC v. Joseph Dewey Nestasie, III  
Columbia County CCP, No. 2023-CV-0000573-MF  
B&S File No.: 23-04325

Dear Sir/Madam:

Enclosed please find the original and one copy of Plaintiff's Praecipe for In Rem Judgment for Failure to Answer and Assessment of Damages, a Certificate of Compliance, and Certification of Service. Kindly file the originals of record. Once time-stamped, please return the time-stamped copies in the envelope enclosed.

Respectfully,

Brock & Scott, PLLC

Enclosure

Document Receipt

---

Trans # 19506 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

U.S. DEPT OF JUSTICE  
SYLVIA H. RAMBO US COURTHOUSE  
1501 N. 6TH STREET  
BOX 202  
HARRISBURG PA 17102

MIDDLE DISTRICT OF PA

Tracking #: 71901140006000189191  
Doc Ref #: 2023ED49  
Postage 5.8600

Document Receipt

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Trans # 19506 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

U.S. DEPT OF JUSTICE MIDDLE DISTRICT OF PA

SYLVIA H. RAMBO US COURTHOUSE Tracking #: 71901140006000189191

1501 N. 6TH STREET Doc Ref #: 2023ED49

BOX 202 Postage 5.8600

HARRISBURG PA 17102

Document Receipt

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Trans # 19505 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000189184  
Doc Ref #: 2023ED49  
Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

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Trans # 19504 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000189177

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans # 19505 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000189184

Doc Ref #: 2023ED49

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

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Trans # 19502 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000189153

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans # 19502 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000189153

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans # 19502 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000189153

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Trans # 19501 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000189146

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

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Trans # 19501 Carrier / service: USPS Server First-Class Mail® 8/14/2023 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000189146

Doc Ref #: 2023ED49

Postage 5.8600

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV573

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, OCTOBER 18, 2023**  
**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.

---

## TRACT NO.1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishingcreek, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the western side of a public road leading to state highway Route #339 in line of other lands now or formerly of the former Grantee; THENCE along the western side of said road, South 4 degrees East, 3 perches to an iron pin corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1. North 89 degrees 30 minutes West, 35.6 perches to an iron pin corner; THENCE

2. North 3 degrees 15 minutes East, 16.9 perches to a maple tree corner on the southern side of a public road;

THENCE by the same, South 75 degrees 15 minutes East, 16.1 perches to a post corner in other lands now or formerly of the former Grantee; THENCE by the same, the following courses and distances:

1. South 6 degrees East, 10.2 perches to a stone; THENCE

2. South 88 degrees 30 minutes East, 19.2 perches to an iron pin corner on the western side of a public road leading to state highway Route #339, the place of BEGINNING.

CONTAINING 1.9 acres of land, and being known and designated as Tract No. 1 on draft of Howard Fetterolf, R.E., dated January 8, 1966.

## TRACT NO.2

ALL THAT CERTAIN lot, piece or parcel of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner along the public road leading from Savage's School House to

Orangeville; THENCE along said road, South 7 1/2 degrees East, 3.8 perches to a stone;

THENCE along lands now or formerly of William Long, South 85 degrees West, 20.6 perches to a stone; THENCE North 9 degrees West, 10.8 perches to stone along a public road; THENCE along said public road and by lands now or formerly of Charity Lunger, South 76 1/2 degrees East, 22.3 perches to a stone, the place of BEGINNING.

CONTAINING 150 perches of land, be the same more or less. Whereon is erected a frame dwelling house and a barn.

Being the same premises which Michael L. McHenry, by Deed dated 06/17/2017 and recorded 07/03/2017, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201705177, granted and conveyed unto Joseph Dewey Nestasie, III, in fee.

Tax Parcel: 15 04 00500

Premises Being: 281 Savage Hill Road, Orangeville, PA 17859

PROPERTY ADDRESS: 281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 150400500

**Seized and taken into execution to be sold as the property of JOSEPH NESTASIE, III, NESTASIE OCCUPANTS in suit of LAKEVIEW LOAN SERVICEING, 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:**  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**BROCK & SCOTT PLLC**  
PENNSYLVANIA RECORDING  
1315 WESTBROOK PLAZA DR STE 100  
WINSTON SALEM, NC 27103

PAY TO THE  
ORDER OF

Two Thousand Dollars and 00/100  
Columbia County Sheriff

re: Nestase, Joseph III  
B&S file: 23-04325-FC01  
Sheriff Sale - Deposit

MEMO

**TRUIST** 

66-46/531

07/31/2023

\$ 2,000.00

DOLLARS



AUTHORIZED SIGNATURE

12657

Security features - Details on back

⑈00012657⑈ ⑆053100465⑆ 1000271578364⑈