Timothy Chamberlain

From:

Matt Turowski < Matt@hhtlegal.com>

Sent:

Wednesday, January 5, 2022 3:39 PM

To:

Timothy Chamberlain

Subject:

RE: Majer

Yes, we are not going forward with it, the matter is settled. Please send back any remaining portion of the deposit that we paid per previous e mails. Thank you.

Matthew E. Turowski, Esquire Hill, Turowski, James & Lehman LLP 38 West 3rd Street Bloomsburg, PA 17815 570-784-6770 (phone) 570 784-6075 (fax)

From: Timothy Chamberlain <tchamberlain@columbiapa.org>

Sent: Wednesday, January 5, 2022 3:30 PM **To:** Matt Turowski <Matt@hhtlegal.com>

Subject: Majer

Is the Carl Majer sale cancelled at this point?

Timothy T. Chamberlain Sheriff of Columbia County PO Box 380 Bloomsburg, PA 17815 Ph: 570-389-5622

Fax: 570-389-5625



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

ARIC BERNARD vs. CARL R MAJER (et al.)

Case Number 2016CV962

PROPERTY ADDRESS

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	СНК #	DEBIT	CREDIT
11/15/2021	Advance Fee	Advance Fee	9207	\$0.00	\$2,000.00
11/15/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/15/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/15/2021	Crying Sale			\$10.00	\$0.00
11/15/2021	Docketing			\$15.00	\$0.00
11/15/2021	Levy			\$15.00	\$0.00
11/15/2021	Mailing Costs			\$36.00	\$0.00
11/15/2021	Posting Handbill			\$15.00	\$0.00
11/15/2021	Sheriff Automation Fund			\$50.00	\$0.00
11/15/2021	Web Posting			\$100.00	\$0.00
12/06/2021	Service			\$330.00	\$0.00
12/06/2021	Service Mileage			\$12.00	\$0.00
12/06/2021	Copies			\$11.00	\$0.00
12/06/2021	Notary Fee			\$5.00	\$0.00
12/06/2021	Surcharge			\$16.00	\$0.00
12/06/2021	Tax Claim Search			\$5.00	\$0.00

\$652.50 \$2,000.00

TOTAL BALANCE: \$1,347.50

Printed: 1/5/2022 3:51:44PM

Page 1 of 1

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

DATE:09-DEC-21

FEE:\$5.00

CERT. NO41144

MAJER CARL R 7474 COLUMBIA BLVD BERWICK PA 18603

DISTRICT: BRIARCREEK BORO

DEED 20011-1270 LOCATION: 7474 COLUMBIA BLVD BERWICK PARCEL: 06 -01 -001-00,000

YEAR	BILL ROLL	TNUOMA	PEND	ING T COSTS	OTAL AMOUNT DUE
2020 2019	PRIM PRIM	5,883.93 0.00	40.45	0.00	5,924.38 0.00
ΤΩΤΔΙ.	DIIE .				\$5.924.38

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2022 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

REQUESTED BY: Columbia Co Skeriff

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2021 - REAL ESTATE

As of Date: 12/09/2021 01:04:46 PM

Owner: MAJER CARL R

7474 COLUMBIA BLVD BERWICK PA 18603 Municipality: BRIAR CREEK BOROUGH

Parcel #:06 -01 -001-00,000

Property Desc:

		Dis	scount:	Fac	<u>ce:</u>	Pena	lt <u>y:</u>
Bill #		Amount	Due Date	Amount	Due Date	Amount	Due Date
010112	R	\$288.57	04/30/2021	\$294.46	06/30/2021	\$323.91	08/31/2021
			Payment				
010112	G	\$964.94	04/30/2021	\$984.63	06/30/2021	\$1083.09	08/31/2021
			Payment				
010112	S	\$79.52	04/30/2021	\$81.14	06/30/2021	\$89.25	08/31/2021
			Payment				
Tota	ls:	\$1333.03		\$1360.23		\$1496.25	
				Total Paid	To Date:	\$0	.00
				Certificat	ion Fee Due:	\$5	.00

14

Signature

12/9/21

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S SALE COST SHEET

	vs. Majer
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 330,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 36.00
ADVERTISING SALE BILLS & C	
ADVERTISING SALE (NEWSPA	
MILEAGE	\$12,00
POSTING HANDBILL	\$15,00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.00
TRANSFER TAX FORM	\$ 25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ //,00
NOTARY	\$ 5,60
TOTAL ***	****** \$ <u>481,50</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$
SOLICITOR'S SERVICES	\$100.00
TOTAL ***	************* \$ <u>/56,66</u>
PROTHONOTARY (NOTARY)	
RECORDER OF DEEDS	\$:********************************
TOTAL ***	*******
REAL ESTATE TAXES:	
BORO, TWP & COUNTY	
	20 \$
DELINQUENT	20\$
TOTAL ***	******************
MUNICIPAL FEES DUE:	
SEWER	20 \$
WATER	20 \$
TOTAL ***	20 \$ 20 \$ ********************************
SURCHARGE FEE (DSTE)	\$ 16.00
MISC.	\$
111100	
TOTAL **	\$ <u> </u>
	157 (
TOTAL CO	STS (OPENING BID) \$ 6 ろみょう '

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

ARIC BERNARD VS. CARL R MAJER (et al.)

Case Number 2016CV962

SHERIFF'S RETURN OF SERVICE

11/19/2021 01:30 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CARL R MAJER AT 7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY Ť. ČHAMBERĽAIN, SHERIFF

November 19, 2021

ic) CountySuite Shouth Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs. MAJER, C.	ARIC ARL R (et al.)				Number 6CV962
	SERVICE CO	OVER SHI	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice		anne e anne e e e e e e e e e e e e e e	Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Serv	ice:		
Name:	CARL R MAJER	Served: (Personally A	dult In Charge	· Posted · Other
Primary Address:	7474 A COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:		a a a martin de la companya de la co	
Phone:	DOB:	Relation:	Des		
Alternate Address:		Date:	11/19/20	Time:	1:30
Phone:		Deputy:	#1	Mileage:	
Attorney /	Originator:				
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	0	en again de general de la company de la La company de la company d
Service At	tempts:	4		···	
Date:					
Time:					and an extension of the section of
Mileage:					uaksarar ur danaka pangun ngakapangan kan ngaran ni sakanan pakan ni pakan ngakan ni pakan ni pakan ni na ni p
Deputy:		Secretaria de la constitución de			
Service At	tempt Notes;	S.	Reconstructed of the second se	Andrew Control of the	market management and a service of constitution of the constitutio
1.					
2.	**************************************		1		
3.					
4.					
5.					
6.					

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: \$\mathcal{L} 2\) Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK CROSS FIT Served: Personally Adult In Charge Posted Of Adult In Charge: Posted Of C	BERNARD vs.					Number 6CV962
Service Details: Category: Real Estate Sale - Sale Notice	WAJER, CA					
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK CROSS FIT Served: Personally Adult In Charge Posted OF Primary 7474 A COLUMBIA BOULEVARD BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Date: Time: Mileage: Phone: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			OVER SH	3 6 i		v. **
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK CROSS FIT Served: Personally Adult in Charge Posted O Primary Address: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Date: Time: Mileage: Phone: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		A CONTROL OF A CON	er en	and the contract of the contra	-	
Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK CROSS FIT Served: Personally Adult In Charge Posted O Adult In Charge: Posted O BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-8770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		and the control of th	e ver governos en elementos en e			(U 5
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: BERWICK CROSS FIT Served: Personally Adult In Charge Posted O Primary Address: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:		Warrant:	
Name: BERWICK CROSS FIT Served: Personally · Adult In Charge · Posted · O Primary 7474 A COLUMBIA BOULEVARD Adult In Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:		DEBTOR'S R	IGHTS		
Primary 7474 A COLUMBIA BOULEVARD Address: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:	(2) The second state of the contraction of the second s	Final Servi	ce:	A Maria Cara Cara Cara Cara Cara Cara Cara	
Address: BERWICK, PA 18603 Phone: Alternate Address: Phone: Date: Time: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	BERWICK CROSS FIT	Served:	Personally · Adu	ılt In Charge ·	Posted · Other
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.						
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	DOB:	Relation:			ww.z /w /
Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:		Time:	
Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date:	Phone:	A CONTRACTOR OF THE CONTRACTOR	Deputy:		Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney /	Originator:				
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service At	tempts:	y An	e		
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.						
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.						
Deputy: Service Attempt Notes: 1. 2. 3. 4.						and age throughous product of the throughout the track of the standard additional.
Service Attempt Notes: 1. 2. 3. 4.			and the state of t			communities of any common finishments attacked to the finishment and the finishment attacked to the common finishment and
1. 2. 3. 4.		5.350.442.225				
2. 3. 4.		tempt Notes:			en e	
3. 4.		The state of the s				·
4.						
6.	5.				<u></u>	

BERWICK CROSS FIT 2016

16CV962

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.	, ARIC				Number
	ARL R (et al.)			2016	6CV962
	SERVICE CO	OVER SHE	ET		
Service De	táils:	e e e e e e e e e e e e e e e e e e e		to the state of	AMERICAN SERVICES
Category:	Real Estate Sale - Sale Notice	V 1 - 9/4/01 5 1 - 11 TV 1 - 11 - 1/59 11 6 5 15 6 5 75 5 6	January and American de Art at	Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	January Company
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		Final Servi		one i dependente en empresa de la circa de la composición del composición de la composición del composición de la composición de la composición de la composición del composición de la composición del composición del composición	Harana Arras Harana Harana Arras Arr
Name:	JOYCE R MAJER	Served:	Personally · Adu	ult In Charge	Posted Other
Primary Address:	7474 A COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	e de la companya de l		
Alternate Address:		Date:		Time:	
Phone:		Deputy:	and agreement of the second second second	Mileage:	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Attorney /	Originator:				
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
Service At	tempts:	a ve v my , a			
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:		* / * /		And the state of t
1.					
2.					
3.					
4.					
5.					
6.					

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.	, ARIC				Number 6CV962
MAJER, CA	ARLR (et al.)			201	
	SERVICE CO	OVER SH	EET		
ervice De	tails:				
Category:	Real Estate Sale - Sale Notice		Section from the section of the sect	Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	. Nest, entre dente est est	
erve To:		Final Serv		Andrew American Constitution	
Name:	M & P ENGERY SERVICES INC	Served:	Personally · Adu	It In Charge	Posted Other
Primary Address:	7474 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:		· · · · · · · · · · · · · · · · · · ·	
Phone:	DOB:	Relation:		A	قىمانى دارىي
Alternate Address:	;	Date:		Time:	
Phone:		Deputy:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Mileage:	
ttorney / (Originator:	and the second s			
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
ervice Att	empts:		\$ \$ #1 \$1	e e	
Date:					
Time:					
Mileage:					
Deputy:					alaus de acella collecte com collecte com collecte con de coll
opion AH	empt Notes:				**************************************
iej vice Att 1.	empt notes:	The second	A 210 = 100 + 1	, wh	nes energia
<u>. </u>					
2. 3.	· · · · · · · · · · · · · · · · · · ·				
3. 4.					
5. 5.					
6.					

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERNARD vs.	, ARIC				Number 3CV962
MAJER, C	ARL R (et al.)				
	SERVICE CO	OVER SHE	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice		The state of the s	Zone:	le3
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:	The second secon	Final Servi	ice:		
Name:	MAJER'S HANDYMAN SERVICES	Served:	Personally · A	dult In Charge	Posted Other
Primary Address:	7472 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	***************************************		
Alternate Address:		Date:		Time:	
Phone:		Deputy:		Mileage:	
Attorney/	Originator:				
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	'0 	Control of the second of the s
Service At	tempts:		- *		* *
Date:					
Time:					
Mileage:					anne ann ann ann ann ann am deireann ann an de abh airean de abh airean de abh air an Fagaille abh air an Aire
Deputy:	,				nerr restauremente de la company de désirable de la company de la compan
Service At	tempt Notes:		Annual Control of the	The second secon	
1.	RECORDER CONTRACTOR	* " " *	. Superference of	, , , , , , , , , , , , , , , , , , ,	
2.					
3.					
4.					
5.					
6.					

7472 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

MAJER'S HANDYMAN SER

2016CV962

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.	, ARIC				Number
	ARL R (et al.)			2016	6CV962
	SERVICE C	OVER SHE	EET		
Service De	tails:		and Control		
Category:	Real Estate Sale - Sale Notice	\$2.4 \$ 12.4 \$1.4 \$1.5 \$1.5 \$1.5 \$1.5 \$1.5 \$1.5 \$1.5 \$1.5	an hagerman in an in an early manifest of an exp. part mately were "an initial and "an initial and "an initial and "an initial and an initial	Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IIGHTS	Control of the Section of the Control of the Contro	
Serve To:		Final Servi	îce:		
Name:	MAJER'S HANDYMAN SERVICES	Served:		dult in Charge	Posted · Other
Primary Address:	7474 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:	() () () () () () () () () ()	v	
Phone:	DOB:	Relation:	Secondary Control Secondary	1. V	
Alternate Address:		Date:		Time:	
Phone:		Deputy:	Assessment and a second	Mileage:	
Attorney /	Originator:		The second secon		ake a sure of the
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677		
Service At	tempts:	y v c m my c my c	y .	* 2	
Date:					
Time:					
Mileage:				And the state of t	
Deputy:					
Sentice At	tempt Notes:		Lawrence Lawrence	and the second second second	* ·
1.	tempt Notes:	and the second		, , , , , , , , , , , , , , , , , , ,	
2.					•
3.					
4.		···		· <u>· · · · · · · · · · · · · · · · · · </u>	
5.					
6					

MAJER'S HANDYMAN SER

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs. MAJER, CA	, ARIC ARL R (et al.)				Number 6CV962
	SERVICE	COVER SHE	EET	· · · · · ·	
Service De	talls:			1	
Category:	Real Estate Sale - Sale Notice		AND THE PROPERTY OF A SHARE AND COMMON AS A SHARE A STATE OF	Zone:	63
Manner:	< Not Specified >	Expires:	A STATE OF THE STA	Warrant:	A management of a constraint of a state
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS	V	:
Serve To:		Final Servi	ce:		i kanalangan kanalangan kanalangan di kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan kanala Kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan kanalangan
Name:	OCCUPANT	Served:	Personally · Ad	ult in Charge ·	Posted · Other
Primary Address:	7474 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:		and the second s	
Alternate Address:		Date:		Time:	
Phone:	The state of the s	Deputy:	Now the control of th	Mileage:	SALAKTIAN AND A SAMEN AND AND
Attorney/	Originator:		A Secretary	19 (4) (4) (4) (4) (4) (4) (4) (4) (4) (4)	
Name:	HILL, TUROWSKI & JAMES, & LEHMAN L	LP Phone:	(570) 784-6770) ~	, , , , , , , , , , , , , , , , , , ,
Service At	temots:	A STATE OF THE STA			
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:	and the second of the second o			
1.					
2.					
3.					
4.			*****	·A	
5.			· · · · · · · · · · · · · · · · · · ·		
6.					

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.	, ARIC				Number SCV962
	ARL R (et al.)				
	SERVICE C	OVER SHE	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS	AN WIR THE MET TO ALL OVER TO	
Serve To:		Final Servi	ce:	V V V V V V V V V V V V V V V V V V	erromente de la composition della composition de
Name:	WAVE CO ENERGY SERVICES	Served:	Personally · Adul	t In Charge	Posted Other
Primary Address:	7474 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	\$		
Alternate Address:		Date:		Time:	
Phone:		Deputy:		Mileage:	4 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A
ttorney /	Originator:				191 191
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
Service Att	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					
	5/1/27/1/2 AS 1/2	· · ·			
	tempt Notes:				
<u>1</u>					· .
2.					
3.					.
4					
<u>4.</u> 5.					

WAVE CO ENERGY SERVIC 2

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

e de ala el diserció al circo

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.), ARIC				Number
	ARL R (et al.)			2010	6CV962
	SERVICE C	OVER SHI	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	i raire arrea e vili armair. Heraimane il	2 - 24 2 - 3 2 - 4 2 - 4 2 - 4 Pender Administration - 1 2 -	Zone:	Le3
Manner:	< Not Specified >	Expires:	(1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	***************************************	
Serve To:		Final Servi	ice:	e i e inagelia e a vanagelia e a e e e e e e e e e e e e e e e e e	A CONTRACTOR AND A CONT
Name:	SAGE TRUCK DRIVING SCHOOL	Served:			Posted Other
Primary Address:	7466/7468 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:		Time:	
Phone:		Deputy:	}	Mileage:	
Attorney /	Originator:	en e			
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	0	
Service At	tempts:		Section 1	*	
Date:				1	
Time:					
Mileage:					
Deputy:					na kalikustaran daharak dalah ada akada marana ara ada akada marana a
Service At	tempt Notes:	- 15 - 12			eneratumente emercaturo emerca e emerca e emerca e en encontra e en encontra e en encontra e en encontra e en e
1.	ender to≰ment of the attraction — viving the state of th	12		= "	
2.					
3.				 	
4.	**************************************				
5.					
6.					

SAGE TRUCK DRIVING SCI

2016CV962

7466/7468 COLUMBIA BOULEVARD, BERWICK, PA 18603 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 11/17/21

Ad ID: Description:

Run Dates:

Majer Sale 01/05/22 to 01/19/22

1233445

Class: Agate Lines:

375

Blind Box:

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company: Address:

PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

\$2,432.75

\$0.00 **Amount Paid**

<u>Publication</u> Press Enterprise

Start . Stop 01/05/2201/19/22 Inserts

\$2,432.75

Cost

along other lands now or late of CoSR, and Trick M. Majer, the 3 follows

Profesty addréss (7474 cox lamba boulevard, Berando, pa 1800). Uni / Tax praete norsean obdigo 200 (801 doing).

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire

38 West Third Street

Attorney ID #70346 ARIC BERNARD,

Bloomsburg, PA 17815

570-784-6770

LEVE OF COURTS
CONTROL OF SUCCESS
Attorney for Plaintiff

2021 OCT 25 P 1:37

: IN THE COURT OF COMMON PLEAS

PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

: NO. 63 E.D. 2021

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above captioned matter:

Remaining amount owed on judgment as of
October 13, 2021 \$ 40,392.39

Accrued but unpaid interest from January 30,
2021 through October 13, 2021
(\$6.64 per diem*) \$ 1,786.16

Prothonotary Filing Fees \$ 25.00

Sheriff's Advance Costs \$ 2,000.00

Sheriff's Poundage on Judgment (\$83,500.00) \$ 1,670.00

TOTAL \$ 45,873.55

Marso E, Tre

MATTHEW E. TUROWSKI, ESQUIRE Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815 570-784-6770 Attorney ID #70346

^{*}Plus continuing interest at the rate of Six Dollars and 64/100 (\$6.64) per day from October 25, 2021 to date of payment, costs of suit and all other charges which may accrue during the pendency of this action

REAL ESTATE OUTLINE

ED#<u>2021 ED6</u>3

DATE RECEIVED 10 - 25	-2021
DOCKET AND INDEX 2010	e CV962
CHECK FOR PROPE	R INFO.
WRIT OF EXECUTION	Х
COPY OF DESCRIPTION	- X -
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	$\overline{\chi}$
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR 2,000	. ^{sh} X CK# 9207
IF ANY OF ABOVE IS MISSI	NG DO NOT PROCEED
	_
SALE DATE	Jan. 26. 2022 TIME 9:00 am
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK 5 th Jan
	2 ND WEEK 12 ⁺⁷
	3RD WEEK 19-10

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

BERNARD, vs.					Number 6CV962	
MAJER, CA	ARL R (et al.)			<u> </u>		
	SERVICE C	and the same of the same		i sa Karangan ing Kalangan	y taking taka	
*** ** ** * * * * * * * * * * * * * * *	fails:	and the second s	a agranica y co antinua agrani arrangan a co con com	Zone:		
	Real Estate Sale - Posting - Sale Bill	er - Commence () of Anna Anthrew () and the	e gan war maw sam, is hiji inisa e mis e se yi igili sammad ha a ki i Wan ing yingindigan a se isamin yi nabiyi isa e se isa wa a	Warrant:	Francis (September 2011) American Ameri	}
Manner:	< Not Specified >	Expires:	And the state of t	vvallalit.	E CONTROL OF THE CONT	1
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM SHERIFF'S SALE BILL					a mer i committe de la committe de l
Serve To:			ce:			
Name:	(POSTING)	Served:	Personally · A	dult In Charge	· Posted · Other)./
Primary Address:	7474 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:		and the second s		: _{} ~;
Phone:	DOB:	Relation:	The second secon	and the second of the second o	walkaning a second and a second as	,
Alternate Address:		Date:		Time:	\$	
Phone:		Deputy:		Mileage:	E STATE OF THE STA	
Attorney /	Originator:				* * * * * * * * * * * * * * * * * * *	
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	70	y yantiga sa angaway melamin satipa telesis si	
	fempts:					1
Service At Date:	temps:					
Time:						
Mileage:						- () () () () () () () () () (
Deputy:	The state of the s					4
Service At	tempt Notes:					e di e
1.						_
2						_
3.					·	
4.						_
5.				- ' "	<u> </u>	-
6.						_

Sylvania and the compression

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire 38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney for Plaintiff Attorney ID #70346

: IN THE COURT OF COMMON PLEAS ARIC BERNARD,

: OF THE 26TH JUDICIAL DISTRICT PLAINTIFF,

COLUMBIA COUNTY BRANCH, PA.

VS.

CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

> : NO. 3 E.D. 2021 و

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description attached as Exhibit "A")

Issue Writ of Execution in the above captioned matter:

Remaining amount owed on judgment as of October 13, 2021	\$ 40,392.39
Accrued but unpaid interest from January 30, 2021 through October 13, 2021 (\$6.64 per diem*)	\$ 1,786.16
Prothonotary Filing Fees	\$ 25.00
Sheriff's Advance Costs	\$ 2,000.00
Sheriff's Poundage on Judgment (\$83,500.00)	\$ 1,670.00

TOTAL

45,873.55

mus ETus

MATTHEW E. TUROWSKI, ESQUIRE

Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815

570-784-6770

Attorney ID #70346

^{*}Plus continuing interest at the rate of Six Dollars and 64/100 (\$6.64) per day from October 25, 2021 to date of payment, costs of suit and all other charges which may accrue during the pendency of this action

PROTHONOTARY, Court of Common Pleas Of Columbia County, Pennsylvania

DATED: 10 35 , 2021

BY: Barbara N Silvetti RA

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

Exhibit "A"

ALL those certain pieces, parcel or tracts land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a rebar set on the south side of S.R. 11, said point being the northwest comer of the herein described parcel; THENCE along the south right-of-way line of S.R. 11, North 80 degrees, 54 minutes, 23 seconds East, 1,318.89 feet to a set rebar; THENCE along lands now or late of John E. Fenton, South 14 degrees, 32 minutes, 01 second East, 24.58 feet to a set rebar; THENCE along the northern right-of-way now or formerly of Delaware, Lackawanna Western Railroad, South 79 degrees, 30 minutes West, 1,321.69 feet to a set rebar; THENCE along land now or late of William and Betty Krepich, North 09 degrees, 01 minute, 35 seconds West, 56.90 feet to the PLACE OF BEGINNING. CONTAINING 1.2334 acres of land in all.

PARCEL NO. 2:

BEGINNING at a concrete monument found on the south side of the Delaware, Lackawanna Western Railroad, said point being the northwest corner of the herein described parcel; THENCE along the southerly right-of-way of said railroad, North 79 degrees, 30 minutes, 40 seconds East, 1,334.99 feet to found rebar; THENCE along lands now or late of Carl R. and Tricia M. Majer, the following 3 courses and distances:

- 1. South 11 degrees, 00 minutes, 00 seconds East, 80.00 feet;
- 2. South 80 degrees, 56 minutes, 28 seconds West, 600.90 feet;
- 3. South 78 degrees, 20 minutes, 31 seconds West, 767.74 feet to a point;

THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 87.00 feet to the PLACE OF BEGINNING. CONTAINING 2.2524 ACRES in all.

PARCEL NO. 3:

BEGINNING at a rebar set on the north bank of the Susquehanna River, said point being at the southwest comer of the herein described land; THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 205.02 feet to a point; THENCE along other lands now or late of Carl R. and Tricia M. Majer, the 3 following courses and distances:

- 1. North 77 degrees, 57 minutes, 09 seconds East, 800.65 feet;
- 2. North 81 degrees, 24 minutes, 55 seconds East, 601.76 feet;
- 3. South 11 degrees, 00 minutes, 00 seconds East, 121.26 feet to the low water mark of the Susquehanna River;

THENCE along the same, the 5 following courses and distances:

- 1. South 78 degrees, 59 minutes, 47 seconds West, 902.25 feet;
- 2. South 80 degrees, 21 minutes, 03 seconds West, 80.03 feet;
- 3. South 77 degrees, 02 minutes, 02 seconds West 107.51 feet;
- 4. South 74 degrees, 39 minutes, 57 seconds, West, 131.07 feet;

5. South 77 degrees, 29 minutes, 19 seconds West, 259.92 feet to the point of BEGININNG. CONTAINING 5.904 acres in all.

BEING the same premises conveyed to Carl R. Majer by Deed of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at in the Office of Recorder of Deeds for Columbia County, Pennsylvania at Instrument No. 200111269.

PARCEL NO. 4:

BEGINNING at a point south of the right-of-way of D.L.&W. Railroad Company in the center of a private road which crosses said right-of-way; THENCE along the center of said private road, South 11 degrees East, 310 feet to low water mark of the Susquehanna River; THENCE along same in an easterly direction by its various courses and distances, 1,000 feet, more or less, to line of lands now or late of H.P. Field; THENCE along same and land now or late of E.F. Lisson, North 16 degrees West, 675 feet to the right-of-way of the D.L.&W. Railroad Company; THENCE along same, South 79 degrees, 30 minutes West, 904 feet to the center of the private road, the PLACE OF BEGINNING. CONTAINING 9.1 acres.

EXCEPTING THEREFROM PREMISES OWNED BY KNORR.

IT IS AGREED THAT the private road running along the west side of the above tractshall be maintained as such for the present and future owners of the land abutting the same.

BEING the same premises conveyed to Carl R. Majer by Deed of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at Columbia County Instrument No. 200111270.

Excepting from Parcel 4 that certain real property described in Deed of Carl R. Majer dated July 29, 2016 to J & D Powersports LLC and recorded on August 17, 2016 at Instrument Number 201606383 in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania.

PROPERTY ADDRESS: 7474 Columbia Boulevard, Berwick, Pennsylvania

TAX PARCEL NUMBERS: 06 01 02906 and 06 01 00100

SEIZED AND TAKEN in execution as the property of Carl R. Majer in the action docketed to Aric Bernard v. Carl R. Majer, docketed to, No. 2016-CV-962.

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #70346

Attorney for Plaintiff : IN THE COURT OF COMMON PLEAS

ARIC BERNARD,

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT.

2016 CV 962 : NO.

: NO. 63 E.D. 2021

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come prepared to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services 168 East Fifth Street

Bloomsburg, PA 17815

570-784-8760

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERNARD	, ARIC				Number
vs. MAJER, CA	ARL R (et al.)			2016	6CV962
	SERVICE C	OVER SHE	ET		
Service De			governorm		
Category:	Real Estate Sale - Sale Notice			Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	The second secon
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce:	, and a second s	en german en
Name:	Columbia County Tax Office	Served:	Personally Adul	t In Charge	Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Clerk	Lynn	Dixson
Phone:	570-389-5649 DOB :	Relation:	Clerk	#4-4, # 244 # maker 4# 1 hors	
Alternate Address:		Date:	11/18/21	Time:	08:17
Phone:		Deputy:	Ha	Mileage:	5 5 7 7 8 8 8
Attorney /	Originator:	re		4.7	
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770	y	
Service At	tomite:				Art of the second secon
Date:					
Time:					
Mileage:					
Deputy:					орд ордина-улеруулар барга Алирия, изахологияна и потекто и Моге под в
		- :			
Service An	tempt Notes:	and the second s		~ .	•
2.					
3.				- ///-	
4.					
5.		···			
					·

COLUMBIA COUNTY TAX C 2016CV962 PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs.	, ARIC				Number
	ARL R (et al.)			2016	6CV962
	SERVICE CO	OVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	63
Manner:	< Not Specified >	Expires:		Warrant:	Lange of the second
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	e stare de les les es	
Serve To:		Final Servi	ce:		
Name:	FIRST KEYSTONE COMMUNITY BANK	Served:	Personally Ac	lult In Charge	Posted · Other
Primary Address:	111 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:	Ting	Gray	,
Phone:	DOB:	Relation:	V. P.		
Alternate Address:		Date:	11/18/21	Time:	10:43
Phone:	The state of the s	Deputy:	6	Mileage:	\$ \$
Attorney /	Originator:		4	**** *********************************	
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770)	
Service At	temots:			· · · · · · · · · · · · · · · · · · ·	
Date:					
Time:					
Mileage:		A APPROXIMATE AREA AREA AREA AREA AREA AREA AREA A			
Deputy:					and has the collection of the
Service At	tempt Notes:			· · · /	any ary amin'ny fivondronany ao indrindronan'ny taona ary ary amin'ny faritr'i Australia. I dia amin'ny faritr'i Australia ao
1.	empt notes:	v#	and the second		**
2.				······································	
3.					
4.					
5.					
6.	· · · · · · · · · · · · · · · · · · ·		·		

FIRST KEYSTONE COMMU

2016CV962

111 WEST FRONT STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERNARD vs.	, ARIC				Number
	ARL R (et al.)			2016	6CV962
	SERVICE CO	OVER SHE	EET		
Service De	talls:	an ye e ne a ye a ye.			
Category:	Real Estate Sale - Sale Notice	ne ni iliya niyayaya iliya niyayan niyaya ya mayay	WWY II TOWN Z TOWN Z TO NOW NAMED IN THESE TO SEE TO SEE	Zone:	103
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	et in the second of the second	
Serve To:		Final Servi			
Name:	K-FAB	Served:	Personally Ad	iult In Charge	osted · Other
Primary Address:	1400 VINE STREET BERWICK, PA 18603	Adult In Charge:	Candy	ortando	
Phone:	DOB:	Relation:	Pay 10		
Alternate Address:		Date:	11/18/2(Time:	10:57
Phone:		Deputy:	6	Mileage:	Section Control Contro
Attorney / (Originator:				
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770))	
Service Att	empts:	A Section 1		The second secon	
Date:					1
Time:					
Mileage:					hit had the shire the shire - misself make and technique have - min misself a consider code and
Deputy:					
Service Att	empt Notes:		The second secon	*	enterte menterte como de como mono mono meno como como como como como como como co
1.	The state of the s	H LV	The second of th		e es en
2.					
3.					
4.					
5.					
6.					

K-FAB

016CV962

1400 VINE STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs. MAJER, CA	, ARIC ARL R (et al.)				Number 6CV962
	SERVICE CO	OVER SHE	EET		
Service De			· · · · · · · · · · · · · · · · · ·		
Category:	Real Estate Sale - Sale Notice	en mang sesarah sebagai sebaga Sebagai sebagai sebaga	Marketin Bright of the second	Zone:	63
Manner:	< Not Specified >	Expires:	The second secon	Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		AND
Serve To:		Final Servi	'ce:	A	
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ac	lult In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Shelly	, Feic	cner
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	offic	e Mai	nager
Alternate Address:		Date:	11/18/21	Time:	08:20
Phone:		Deputy:	2	Mileage:	
Attorney /	Originator:		\$ \$ \$ \$ \$.		
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770)	garan dan kantar dan baran dan
Service Att	emots:			in the first party of the state	
Date:					
Time:					inter destination in reference describerations and remains construction and a second
Mileage:	and the first of t				
Deputy:			Facility de la companie de la compa		
Service Att	empt Notes:		. ; 7 //		,
1.			Property of the second	on a Marker of	
2.				W	
3.					
4.					
5.					
6.					

DOMESTIC RELATIONS OF

2016CV962

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERNARD vs. MAJER, C	, ARIC ARL R (et al.)				Number 6CV962
. <u></u> .	SERVICE C	OVER SHE			
Service De			· · · · · · · · · · · · · · · · · · ·	. Take the second	A RECEIVED AND A SECOND AND A SECOND ASSESSMENT OF A SECOND ASSESSME
Category:	Real Estate Sale - Sale Notice	. A tract many very many many years, i.		Zone:	103
Manner:	< Not Specified >	Expires:	 In the control of the c	Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	Served (c	,
Serve To:		Final Servi		**************************************	
Name:	Joan M. Rothery	Served:		lult In Charge	Posted Other
Primary Address:	122 Twin Church Road Berwick, PA 18603	Adult In Linda 341+			
Phone:	570-759-2118 DOB :	Relation:	Tax Co	Hecker	
Alternate Address:	To To To To To To To To	Date:	11/22/21	Time:	15:33
Phone:	Constitution of the Consti	Deputy:	6	Mileage:	
Attorney /	Originator:		·		
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770)	
Service Att	emnts:				and the second s
Date:				· · · · ·	*A
Time:					***************************************
Mileage:					
Deputy:				***************************************	
Service Att	empt Notes:		2 22		
1.	enter Discussion de State Control of the Control of	V .	e dat i w		
2.					 ,
3.					
4.	V-10/-61				
5.				*************************************	
6.					

ROTHERY, JOAN M.

2016CV962

122 TWIN CHURCH ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERNARD vs. MAJER, C), ARIC ARL R (et al.)				Number 6CV962
	SERVICE C	OVER SH	EET		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Service De	tails:		en e	· · · · · · · · · · · · · · · · · · ·	÷
Category:	Real Estate Sale - Sale Notice	William St. and St. and St.	and the second s	Zone:	43
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	ice:		
Name:	TEAM GREEN RECYCLING LLC	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	123 WEST 11TH STREET BERWICK, PA 18603	Adult In Charge:	Cidney	Limn	
Phone:	DOB:	Relation:	: Office Help		
Alternate Address:		Date:	11/24/21	Time:	12:09
Phone:	Agreement comprehensive and commercial and control of property commercial comprehensive and comprehensive comprehensive and control of property and co	Deputy:	6	Mileage:	
Attorney /	Originator:	n ya Xiliya Maraka Maraka		. w	
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		en en maner de la company de l
Service Att	empts:				v
Date:	11/22/21				
Time:	15:19				
Mileage:					
Deputy:	6				
Service Att	empt Notes:		The second secon		ersa men menemakan jamah
n i	empt Notes: Inswer, door locked. Changed	hours	le 7-15	-00	and the second of the second o
2.					
3.		7.1 . 1.1			
4.					
5.					······································
6.				· ·	<u> </u>

123 WEST 11TH STREET, BERWICK, PA 18603

TEAM GREEN RECYCLING

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERNARD vs. MAJER, C), ARIC ARL R (et al.)				Number 6CV962	
	SERVICE CO	OVER SHI	EET			
Service De	tails:					
Category:	Real Estate Sale - Sale Notice	4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		Zone:	63	
Manner:	< Not Specified >	Expires:	A CONTROL OF THE CONT	Warrant:		
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	and the second second second second		
Serve To:	A contraction of the contraction	Final Servi	iće;			
Name:	A CUT ABOVE	Served:	Personally(· A	dult In Charge	Posted · Other	
Primary Address:	7539 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:	Denise	Denise Wetzel		
Phone:	DOB:	Relation:	5 kg/13	ty 1:5t		
Alternate Address:		Date:	11/22/21	Time:	16:07	
Phone:	S A CARACTER CONTROL OF THE STATE OF THE STA	Deputy:	6	Mileage:	American (1)	
Attorney /	Originator:					
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	0		
Service Att	tempts:					
Time:						
Mileage:						
Deputy:						
Service Att	tempt Notes:		· · · · · · · · · · · · · · · · · · ·	A.,		
<u>1</u>						
2.				***		
3.						
4.						
5.						
6.						

A CUT ABOVE

016CV962

7539 COLUMBIA BOULEVARD, BERWICK, PA 18603

HILL, TUROWSKI, JAMES & LEHMAN, LLP

1071 OCT 25 ₱ 1:39

Matthew E. Turowski, Esquire 38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney for Plaintiff

Attorney ID #70346 ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER.

DEFENDANT.

: NO. 2016 CV 962

: NO. **63** E.D. 2021

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, Matthew E. Turowski, Esquire, Attorney for Plaintiff, Aric Bernard., in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, Pennsylvania. (See attached description)

l. Name and address of Owner(s) or Reputed Owner(s):

Carl R. Majer 7474 Columbia Boulevard Berwick, PA 18603



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

> Carl R. Majer 7474 Columbia Boulevard Berwick, PA 18603

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

Plaintiff in the instant action.

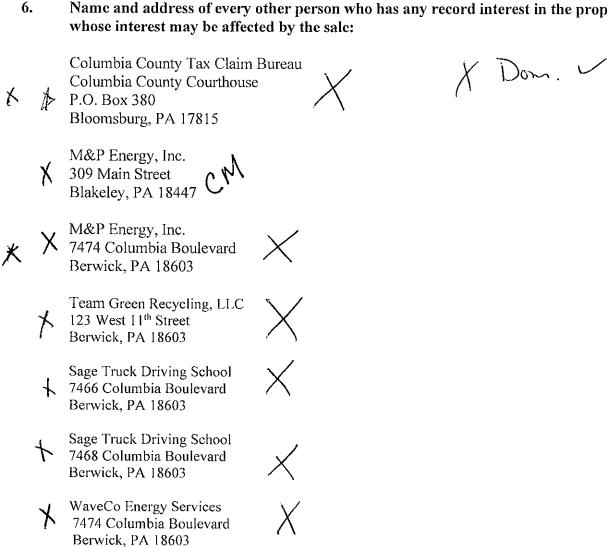
4. Name and address of the last recorded holder of every mortgage of record:

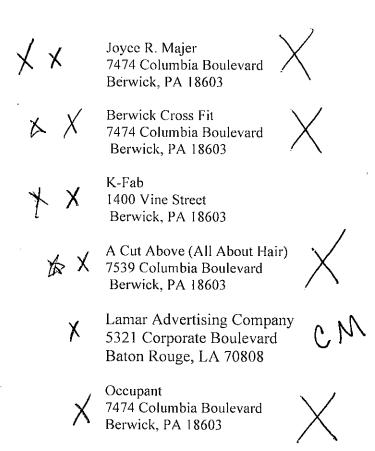


Majer's Handyman Services 7474 Columbia Boulevard Berwick, PA 18603

> Majer's Handyman Services 7472 Columbia Boulevard Berwick, PA 18603

- 5. Name and address of every other person who has any record lien on the property:
- Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:





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:

See No. 6, above.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

HILL, TUROWSKI, JAMES & LEHMAN, LLP

MATTHEW E., ESQUIRE Attorney for Plaintiff, Aric Bernard 38 West Third Street Bloomsburg, PA 17815 570-784-6770 Attorney ID #70346

Mato F. Tru

DATED: <u>10 - 22-2021</u>

ALL those certain pieces, parcel or tracts land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a rebar set on the south side of S.R. 11, said point being the northwest comer of the herein described parcel; THENCE along the south right-of-way line of S.R. 11, North 80 degrees, 54 minutes, 23 seconds East, 1,318.89 feet to a set rebar; THENCE along lands now or late of John E. Fenton, South 14 degrees, 32 minutes, 01 second East, 24.58 feet to a set rebar; THENCE along the northern right-of-way now or formerly of Delaware, Lackawanna Western Railroad, South 79 degrees, 30 minutes West, 1,321.69 feet to a set rebar; THENCE along land now or late of William and Betty Krepich, North 09 degrees, 01 minute, 35 seconds West, 56.90 feet to the PLACE OF BEGINNING. CONTAINING 1.2334 acres of land in all.

PARCEL NO. 2:

BEGINNING at a concrete monument found on the south side of the Delaware, Lackawanna Western Railroad, said point being the northwest corner of the herein described parcel; THENCE along the southerly right-of-way of said railroad, North 79 degrees, 30 minutes,40 seconds East, 1,334.99 feet to found rebar; THENCE along lands now or late of Carl R. and Tricia M. Majer, the following 3 courses and distances:

- 1. South 11 degrees, 00 minutes, 00 seconds East, 80.00 feet;
- 2. South 80 degrees, 56 minutes, 28 seconds West, 600.90 feet;
- 3. South 78 degrees, 20 minutes, 31 seconds West, 767.74 feet to a point;

THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 87.00 feet to the PLACE OF BEGINNING. CONTAINING 2.2524 ACRES in all.

PARCEL NO. 3:

BEGINNING at a rebar set on the north bank of the Susquehanna River, said point being at the southwest comer of the herein described land; THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 205.02 feet to a point; THENCE along other lands now or late of Carl R. and Tricia M. Majer, the 3 following courses and distances:

- 1. North 77 degrees, 57 minutes, 09 seconds East, 800.65 feet;
- 2. North 81 degrees, 24 minutes, 55 seconds East, 601.76 feet;
- 3. South 11 degrees, 00 minutes, 00 seconds East, 121.26 feet to the low water

mark of the Susquehanna River;

THENCE along the same, the 5 following courses and distances:

- 1. South 78 degrees, 59 minutes, 47 seconds West, 902.25 feet;
- 2. South 80 degrees, 21 minutes, 03 seconds West, 80.03 feet;
- 3. South 77 degrees, 02 minutes, 02 seconds West 107.51 feet;
- 4. South 74 degrees, 39 minutes, 57 seconds, West, 131.07 feet;
- 5. South 77 degrees, 29 minutes, 19 seconds West, 259.92 feet to the point of BEGININNG. CONTAINING 5.904 acres in all.

BEING the same premises conveyed to Carl R. Majer by Deed of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at in the Office of Recorder of Deeds for Columbia County, Pennsylvania at Instrument No. 200111269.

PARCEL NO. 4:

BEGINNING at a point south of the right-of-way of D.L.&W. Railroad Company in the center of a private road which crosses said right-of-way; THENCE along the center of said private road, South 11 degrees East, 310 feet to low water mark of the Susquehanna River; THENCE along same in an easterly direction by its various courses and distances, 1,000 feet, more or less, to line of lands now or late of H.P. Field; THENCE along same and land now or late of E.F. Lisson, North 16 degrees West, 675 feet to the right-of-way of the D.L.&W. Railroad Company; THENCE along same, South 79 degrees, 30 minutes West, 904 feet to the center of the private road, the PLACE OF BEGINNING. CONTAINING 9.1 acres.

EXCEPTING THEREFROM PREMISES OWNED BY KNORR.

IT IS AGREED THAT the private road running along the west side of the above tractshall be maintained as such for the present and future owners of the land abutting the same.

BEING the same premises conveyed to Carl R. Majer by Deed of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at Columbia County Instrument No. 200111270.

Excepting from Parcel 4 that certain real property described in Deed of Carl R. Majer dated July 29, 2016 to J & D Powersports LLC and recorded on August 17, 2016 at Instrument Number 201606383 in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania.

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

PLAINTIFF,

COLUMBIA COUNTY BRANCH, PA.

VS.

CIVIL ACTION - LAW

CARL R. MAJER.

DEFENDANT.

: NO. 2016 CV 962

63 E.D. 2021 : NO.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

CARL R. MAJER 7474 COLUMBIA BOULEVARD BERWICK, PENNSYLVANIA 18603

BY VIRTUE OF A WRIT OF EXECUTION NO.- 63 OF 2021 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED THE FOLLOWING DESCRIBED PROPERTY TO PUBLIC SALE TO THE HIGHEST AND BEST BIDDER, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

AT NINE O'CLOCK, A.M.

ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL those certain pieces, parcel or tracts land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH, PA.

VS.

CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT.

: NO. 2016 CV 962

: NO. E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

I Matthew E. Turowski, Esquire counsel for Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that the names and addresses of the tenants affected by the real property subject to the instant execution are:

- 1. Sage Truck Driving School, 7466 Columbia Boulevard, Berwick, PA and/or 7468 Columbia Boulevard, Berwick, PA
- 2. WaveCo Energy Services, 7474 Columbia Boulevard, Berwick, PA
- 3. Majer's Handyman Services, 7474 Columbia Boulevard, Berwick, PA and/or 7472 Columbia Boulevard, Berwick, PA
- 4. M&P Energy Services, Inc., 7474 Columbia Boulevard, Berwick, PA
- 5. Joyce R. Majer, 7474 Columbia Boulevard, Berwick, PA (believed to reside in a trailer)
- 6. Berwick Cross Fit, 7474 Columbia Boulevard, Berwick, PA
- 7. A Cut Above (All About Hair), 7539 Columbia Boulevard, Berwick, PA

Matthew E. Turowski

SWORN to and SUBSCRIBED to before me, a Notary Public, this

32 day of Oc+ober

NOTARY PUBLÍC

My Commission Expires: 9/24/2025

Commonwealth of Pennsylvania - Notary Seal Dawn Marie Schneider, Notary Public Columbia County

My commission expires September 24, 2025 Commission number 1408186

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF.

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

: NO. ____E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

ARIC BERNARD, Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that he knows of his own personal knowledge, and therefore avers that Defendant, Carl R. Majer, at the time that judgment was entered, the Defendant's principal place of business was 7474 Columbia Boulevard, Berwick, Pennsylvania 18603.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

day of

2021.

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County

My commission expires April 24, 2023 Commission number 1351290

NOTARY PUBLIC

My Commission Expires: April 24, 2023

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

: NO. ____E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

ARIC BERNARD, Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that he knows of his own personal knowledge, and therefore avers that Defendant, Carl R. Majer, at the time that judgment was entered, the Defendant's principal place of business was 7474 Columbia Boulevard, Berwick, Pennsylvania 18603.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

14 day of October

2021.

U / *U*

NOTARY PUBLIC My Commission Expires: April 24, 2023

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County

My commission expires April 24, 2023 Commission number 1351290

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

DEFENDANT.

: OF THE 26^{TH} JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

: NO. 2016 CV 962

: NO. E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

ARIC BERNARD, Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that he knows of his own personal knowledge, and therefore avers that Defendant, Carl R. Majer, at the time that judgment was entered, the Defendant's principal place of business was 7474 Columbia Boulevard, Berwick, Pennsylvania 18603.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

2021.

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County

My commission expires April 24, 2023 Commission number 1351290

Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My Commission Expires: April 24, 2023

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26^{1H} JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT.

: NO. 2016 CV 962

: NO. ____E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

ARIC BERNARD, Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that he knows of his own personal knowledge, and therefore avers that Defendant, Carl R. Majer, at the time that judgment was entered, the Defendant's principal place of business was 7474 Columbia Boulevard, Berwick, Pennsylvania 18603.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

14 day of October

2021.

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County

My commission expires April 24, 2023 Commission number 1351290

Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My Commission Expires: April 24, 2023

non-military

HILL, TUROWSKI, JAMES & LEHMAN, LLP Matthew E. Turowski, Esquire 38 West Third Street Bloomsburg, PA 17815 570-784-6770

2021 OCT 25 P 1: 38

LERK OF COURTS IN USUAL SECTION OF COLUMN TO SECURITIONS.

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE $26^{^{TH}}$ JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT.

: NO. 2016 CV 962

: NO. ____E.D. 2021

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

I, Aric Bernard, Plaintiff being duly sworn according to law, depose and say that I did, investigate the status of Defendant, Carl R. Majer; and that I made such investigation personally. And your affiant avers that the Defendant, Carl R. Majer is not now, nor was Defendant, Carl R. Majer within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

day of () (to be

My Commission Expires: April 24, 2023

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County

My commission expires April 24, 2023 Commission number 1351290

2021 OCT 25 ₱ 1:38

RECTORESCENCES.

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

> E.D. 2021 : NO.

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

I, Aric Bernard, Plaintiff being duly sworn according to law, depose and say that I did, investigate the status of Defendant, Carl R. Majer; and that I made such investigation personally. And your affiant avers that the Defendant, Carl R. Maier is not now, nor was Defendant, Carl R. Majer within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

day of () 1+0 Der

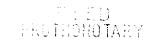
2021.

My Commission Expires: April

24, 2023

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County My commission expires April 24, 2023

Commission number 1351290



2021 OCT 25 P 1: 38

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF.

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

> : NO. E.D. 2021

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

I, Aric Bernard, Plaintiff being duly sworn according to law, depose and say that I did, investigate the status of Defendant, Carl R. Majer; and that I made such investigation personally. And your affiant avers that the Defendant, Carl R. Majer is not now, nor was Defendant, Carl R. Majer within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

day of October

2021.

My Commission Expires: April

24, 2023

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County My commission expires April 24, 2023 Commission number 1351290

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF.

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

DEFENDANT. : NO. 2016 CV 962

: NO. E.D. 2021

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LUZERNE

I, Aric Bernard, Plaintiff being duly sworn according to law, depose and say that I did, investigate the status of Defendant, Carl R. Majer; and that I made such investigation personally. And your affiant avers that the Defendant, Carl R. Majer is not now, nor was Defendant, Carl R. Majer within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

day of Ortober 2021.

My Commission Expires: Hori

24, 2023

Commonwealth of Pennsylvania - Notary Seal Jessica Seferyn, Notary Public Luzerne County My commission expires April 24, 2023 Commission number 1351290

Attorney ID #70346

Attorney for Plaintiff

ARIC BERNARD,

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

.

: CIVIL ACTION - LAW

CARL R. MAJER,

:

DEFENDANT,

: NO. 2016 CV 962

: NO. E.D. 2021

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

LAW OFFICES HILL, TUROWSKI, JAMES & LEHMAN, LLP

MURDA E. Tur

MATTHEW E. TUROWSKI, ESQUIRE Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815 (570) 784-6770 Attorney ID #70346

Attorney ID #70346

ARIC BERNARD,

PLAINTIFF,

OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH, PA.

VS.

CARL R. MAJER,

DEFENDANT.

DEFENDANT.

NO. 2016 CV 962

NO. E.D. 2021

CERTIFICATION TO SHERIFF AS TO THE SALE OF REAL ESTATE

MATTHEW E. TUROWSKI, Esquire, hereby states that he is the attorney for the Plaintiff in the above captioned mortgage foreclosure action and further certifies that the property is:

()	FHA Mortgage
(<u>X</u>)	Tenant occupied
()	Vacant
(<u>X</u>)	Commercial
()	As a result of Complaint in Assumpsit
()	Act 6 and/or Act 91 complied with

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

Mart E. Tui

MATTHEW E. TUROWSKI, Esquire Attorney for Plaintiff, Aric Bernard 38 West Third Street Bloomsburg, PA 17815 570-784-6770 Attorney ID #70346

FECTED TARY

2021 GET 25 P 1:39

Attorney for Plaintiff

Attorney ID #70346 ARIC BERNARD.

: IN THE COURT OF COMMON PLEAS

PLAINTIFF,

DEFENDANT.

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

VS.

: CIVIL ACTION - LAW

CARL R. MAJER,

: NO.

IO. 2016 CV 962

: NO.

E.D. 2021

CERTIFICATION

I, Matthew E. Turowski, Esquire, 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.

Respectfully submitted, HILL, TUROWSKI, JAMES & LEHMAN, LLP

MUDE E. TIM

MATTHEW E. TUROWSKI, ESQUIRE Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815 570-784-6770 Attorney ID #70346

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV962

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, JANUARY 26, 2022 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 those certain pieces, parcel or tracts land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a rebar set on the south side of S.R.1I, said point being the northwest corner of the herein described parcel; THENCE along the south right-of-way line of S.R.1I, North 80 degrees, 54 minutes, 23 seconds East, 1,318.89 feet to a set rebar; THENCE along lands now or late of John E. Fenton, South 14 degrees, 32 minutes, 01 second East, 24.58 feet to a set rebar; THENCE along the northern right-of-way now or formerly of Delaware, Lackawanna Western Railroad, South 79 degrees, 30 minutes West, 1,321.69 feet to a set rebar; THENCE along land now or late of William and Betty Krepich, North 09 degrees, 01 minute, 35 seconds West, 56.90 feet to the PLACE OF BEGINNING. CONTAINING 1.2334 acres of land in all.

PARCEL NO. 2:

BEGINNING at a concrete monument found on the south side of the Delaware, Lackawanna Western Railroad, said point being the northwest corner of the herein described parcel; THENCE along the southerly right-of-way of said railroad, North 79 degrees, 30 minutes, 40 seconds East, 1,334.99 feet to found rebar; THENCE along lands now or late of Carl R. and Tricia M. Majer, the following 3 courses and distances:

- I. South I I degrees, 00 minutes, 00 seconds East, 80.00 feet;
- 2. South 80 degrees, 56 ITlinutes, 28 seconds West, 600.90 feet;
- 3. South 78 degrees, 20 minutes, 31 seconds West, 767.74 feet to a point;

THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 87.00 feet to the PLACE OF BEGINNING. CONTAINING 2,2524 ACRES in all.

PARCEL NO. 3:

BEGINNING at a rebar set on the north bank of the Susquehanna River, said point being at the southwest comer of the herein described land; THENCE along land now or late of Wayne and Atta Knorr, North 11 degrees, 30 minutes, 40 seconds East, 205.02 feet to a point;

THENCE along other lands now or late of Carl R. and Tricia M. Majer, the 3 following courses and distances:

- 1. North 77 degrees, 57 minutes, 09 seconds East, 800.65 feet;
- 2. North 81 degrees, 24 minutes, 55 seconds East, 601.76 Peet;
- 3.South 1l degrees, 00 minutes, 00 seconds East, 121.26 feet to the low water mark of the Susquehanna River;

THENCE along the same, the 5 following courses and distances:

- I.South 78 degrees, 59 minutes, 47 seconds West, 902.25 feet;
- 2. South 80 degrees, 21 Ininutes, 03 seconds West, 80.03 feet;
- 3. South 77 degrees, 02 minutes, 02 seconds West 107.51 feet;
- 4. South 74 degrees, 39 minutes, 57 seconds, West, 13 1 .07 feet;
- 5.South 77 degrees, 29 minutes, 19 seconds West, 259.92 feet to the point of BEGININNG. CONTAINING 5.904 acres in all.

BEING the same premises conveyed to Carl R. Majer by Deed of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at in the Office of Recorder of Deeds for Columbia County, Pennsylvania at Instrument No.200111269.

PARCEL NO. 4:

BEGINNING at a point south of the right-of-way of D.L.&W. Railroad Company in the center of a private road which crosses said right-of-way; THENCE along the center of said private road, South 11 degrees East, 310 feet to low water mark of the Susquehanna River; THENCE along same in an easterly direction by its various courses and distances, 1,000 feet, more or less, to line of lands now or late of H.P. Field; THENCE along same and land now or late of E.F. Lisson, North 16 degrees West, 675 feet to the right-of-way of the D.L.&W. Railroad Company; THENCE along same, South 79 degrees, 30 minutes West, 904 feet to

no CountySui's Shend, Televanft, Inc.

the center of the private road, the PLACE OF BEGINNING. CONTAINING 9.1 acres.

EXCEPTING THEREFROM PREMISES OWNED BY KNORR.

IT IS AGREED THAT the private road running along the west side of the above tract-shall be maintained as such for the present and future owners of the land abutting the same.

BEING the same premises conveyed to Carl R. Majer by Decd of Carl R. Majer and Tricia M. Majer, his wife, dated November 8, 2001 and recorded at Columbia County Instrument No. 2001 1 1270.

Excepting from Parcel 4 that certain real property described in Deed of Carl R. Majer dated July 29, 2016 to J & D Powersports LLC and recorded on August 17, 2016 at Instrument Number 201606383 in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania.

PROPERTY ADDRESS: 7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 060102906 060100100

Seized and taken into execution to be sold as the property of CARL R MAJER, JOYCE R MAJER, BERWICK CROSS FIT, K-FAB, A CUT ABOVE in suit of ARIC BERNARD.

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: HILL, TUROWSKI & JAMES, & LEHMAN LLP BLOOMSBURG, PA (570) 784-6770 Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815

71901140006000181

M & P ENERGY INC 309 MAIN STREET

BLAKELEY PA 18447

Print Your Documents Page 1 of 1

Document Receipt

Trans # 18706 Carrier / service: USPS Server First-Class Mail® 11/16/2021 12:00:00 AM

Ship to:

LAMAR ADVERTISING COMPANY

5321 CORPORATE BOULEVARD Tracking #: 71901140006000181126

Doc Ref #: 2021ED63 Postage 5.8600

Postage 5.860

BATON ROUGE LA 70808

Document Receipt

Trans # 18705 Carrier / service: USPS Server First-Class Mail® 11/16/2021 12:00:00 AM

Ship to:

M & P ENERGY INC

309 MAIN STREET

Tracking #:

71901140006000181119

Doc Ref #: 2021ED63

Postage

5.8600

BLAKELEY

PA 18447

Print Your Documents Page 1 of 1

Document Receipt

18703 Trans# USPS Server 11/16/2021 12:00:00 Carrier / service: First-Class Mail®

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000181096 Tracking #:

Doc Ref#: 2021ED63 Postage 5.8600

PHILADELPHIA PA 19106

Page 1 of 1 **Print Your Documents**

Document Receipt

11/16/2021 12:00:00 Trans# 18703 Carrier / service: USPS Server First-Class Mail® AM

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000181096 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2021ED63 5.8600 Postage

PHILADELPHIA PA 19106

Print Your Documents Page 1 of 1

Document Receipt

Trans # 18702 Carrier / service: USPS Server First-Class Mail® 11/16/2021 12:00:00 AM

Ship to:

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

WELFARE

PO BOX 8016 Tracking #: 71901140006000181089

Doc Ref #: 2021ED63

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans#

18701

PA 17128

Carrier / service: USPS Server

First-Class Mail®

11/16/2021 12:00:00

ΑM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

HARRISBURG

Tracking #:

71901140006000181072

Doc Ref#:

2021ED63

Postage

5.8600

HILL, TUROWSKI, JAMES, & LEHMAN LLP 38 W THIRD STREET BLOOMSBURG, PA 17815-1707 #19685067 E O #1 × 117 O 5 P 0 O 11 에 돈 im 무 금 된 im 금 금 O DOLLARS 9207 60-593/313