

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

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	MEMO	CHK #	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
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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	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2020	PRIM	5,883.93	40.45	0.00	5,924.38
2019	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$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 Sheriff

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:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
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							
Totals:		\$1333.03		\$1360.23		\$1496.25	

Total Paid To Date: \$0.00

Certification Fee Due: \$5.00

Signature

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. Major

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>330.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>11.00</u>
NOTARY	\$ <u>5.00</u>
TOTAL *****	\$ <u>481.50</u>

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>
WATER 20	\$ <u>—</u>
TOTAL *****	\$ <u>—</u>

SURCHARGE FEE (DSTE)	\$ <u>16.00</u>
MISC. _____	\$ <u>—</u>
TOTAL *****	\$ <u>—</u>

TOTAL COSTS (OPENING BID) \$652.50

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

November 19, 2021


TIMOTHY T. CHAMBERLAIN, SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: CARL R MAJER

Primary Address: 7474 A COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Del

Date: 11/19/21

Time: 1:30

Deputy: # 1

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.

5.

6.

MAJER, CARL R

2016CV962

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK CROSS FIT

Primary Address: 7474 A COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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. _____
5. _____
6. _____

BERWICK CROSS FIT

2016CV962

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: JOYCE R MAJER
Primary Address: 7474 A COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

MAJER, JOYCE R

2016CV962

7474 A COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: M & P ENGERY SERVICES INC

Primary Address: 7474 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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.
- 5.
- 6.

M & P ENGERY SERVICES

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: MAJER'S HANDYMAN SERVICES

Primary Address: 7472 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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.
- 5.
- 6.

MAJER'S HANDYMAN SER

2016CV962

7472 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: MAJER'S HANDYMAN SERVICES

Primary Address: 7474 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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. _____
5. _____
6. _____

MAJER'S HANDYMAN SER

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 7474 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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.
- 5.
- 6.

OCCUPANT

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: WAVE CO ENERGY SERVICES

Primary Address: 7474 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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5.

6.

WAVE CO ENERGY SERVICE

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS		

Serve To:

Name: SAGE TRUCK DRIVING SCHOOL	DOB:
Primary Address: 7466/7468 COLUMBIA BOULEVARD BERWICK, PA 18603	
Phone:	
Alternate Address:	
Phone:	

Final Service:

Served: Personally · Adult In Charge · Posted · Other	
Adult In Charge:	
Relation:	
Date:	Time:
Deputy:	Mileage:

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone: (570) 784-6770
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
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

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: (570) 389-5622

Ad ID: 1233445
Description: Major Sale
Run Dates: 01/05/22 to 01/19/22
Class: 2
Agate Lines: 375
Blind Box:

Total Ad Cost \$2,432.75
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/05/22	01/19/22	3	\$2,432.75

DEED OF SALE

(By Virtue of a Will of Deceased (Marion Foreclosure))

No. 2016CV00122

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
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 set (30) days after said day, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL those certain parcels, parcels or lots of land situated in the Borough of Bear Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

PARCEL NO. 1
BEGINNING at a corner set on the north side of SR-1, and proceeding the northwest corner of the herein described parcel;

THENCE along the north westerly line of SR-1 North 80 degrees, 54 minutes, 23 seconds East, 1.318.9 feet to a set stake;

THENCE along the north westerly line of John E. Fenton, South 14 degrees, 32 minutes, 01 seconds East, 23.8 feet to a set stake;

THENCE along the northern and western line of formerly of Delaware, Lackawanna & Western Railroad, South 72 degrees, 30 minutes West, 1,321.69 feet to a set stake;

THENCE along the line now or late of Wallace and Betty French North 03 degrees, 01 minutes, 25 seconds West, 86.30 feet to the PLACE OF BEGINNING CONTAINING 17.334 acres of land more or less.

PARCEL NO. 2
BEGINNING at a corner monument bound on the south side of the Delaware, Lackawanna & Western Railroad, and proceeding the northwest corner of the hereby described parcel;

THENCE along the southerly right-of-way of said railroad, North 79 degrees, 30 minutes, 40 seconds East, 1,318.29 feet to a set stake;

THENCE along the line now or late of Carl R. and Tracy M. Meyer the following 3 corners and distances:

1. South 11 degrees, 00 minutes, 00 seconds East, 84.00 feet;

2. South 80 degrees, 10 minutes, 28 seconds West, 120.00 feet;

3. South 75 degrees, 20 minutes, 31 seconds West, 707.28 feet to a point;

THENCE along the line now or late of Wallace and Betty French North 11 degrees, 10 minutes, 40 seconds East, 87.00 feet to the PLACE OF BEGINNING CONTAINING 2.0224 ACRES more or less.

PARCEL NO. 3
BEGINNING at a corner set on the north bank of the Susquehanna River, and proceeding along the northwest corner of the herein described land; THENCE along the line now or late of Wallace and Betty French North 11 degrees, 30 minutes, 40 seconds East, 205.62 feet to a set stake;

THENCE along the line now or late of Carl R. and Tracy M. Meyer, the following corners and distances:

1. North 77 degrees, 57 minutes, 09 seconds East, 630.05 feet;

2. North 81 degrees, 24 minutes, 51 seconds East, 511.26 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 line now or late of the following corners and distances:

1. South 78 degrees, 53 minutes, 47 seconds West, 301.25 feet;

2. South 80 degrees, 11 minutes, 02 seconds West, 141.03 feet;

3. South 77 degrees, 02 minutes, 07 seconds West, 101.54 feet;

4. South 74 degrees, 27 minutes, 5 seconds West, 13.87 feet;

5. South 77 degrees, 30 minutes, 12 seconds West, 250.22 feet to the point of BEGINNING CONTAINING 5.304 acres more or less.

BEING the same premises conveyed to Carl R. Meyer by Deed of Carl R. Meyer and Tracy M. Meyer, hereinafter called Meyer, dated November 8, 2001 and recorded in the Office of Recorder of Deeds of Columbia County, Pennsylvania at the time of 2001-11-08.

PARCEL NO. 4
BEGINNING at a point on the right-of-way of DELAWARE, Lackawanna & Western Railroad Company in the corner of a former state right-of-way, and proceeding the northwest corner of the hereby described parcel;

THENCE along the line now or late of Wallace and Betty French North 11 degrees, 30 minutes, 40 seconds East, 205.62 feet to a set stake;

THENCE along the line now or late of Carl R. and Tracy M. Meyer, the following corners and distances:

1. North 77 degrees, 57 minutes, 09 seconds East, 630.05 feet;

2. North 81 degrees, 24 minutes, 51 seconds East, 511.26 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 line now or late of the following corners and distances:

1. South 78 degrees, 53 minutes, 47 seconds West, 301.25 feet;

2. South 80 degrees, 11 minutes, 02 seconds West, 141.03 feet;

3. South 77 degrees, 02 minutes, 07 seconds West, 101.54 feet;

4. South 74 degrees, 27 minutes, 5 seconds West, 13.87 feet;

5. South 77 degrees, 30 minutes, 12 seconds West, 250.22 feet to the point of BEGINNING CONTAINING 5.304 acres more or less.

EXCEPTING THEREFROM PREMISES OWNED BY KOVOR.

IT IS AGREED THAT the present road running along the west side of the above parcel shall be maintained as such for the present and future owners of the land, assuming the same.

BEING the same premises conveyed to Carl R. Meyer by Deed of Carl R. Meyer and Tracy M. Meyer, hereinafter called Meyer, dated November 8, 2001 and recorded in the Office of Recorder of Deeds of Columbia County, Pennsylvania at the time of 2001-11-08.

EXCEPTING FROM Parcel 4 that certain real property, described in Deed of Carl R. Meyer dated July 29, 2001 to J. D. D. Howerman LLC and recorded on August 17, 2016 at the time of 2016-08-17 in the Office of Recorder of Deeds in the County of Columbia, Pennsylvania.

PROPERTY ADDRESS: 7174 COLUMBIA BOULEVARD, BERMUD, PA 18003

UNIT / TAX PARCEL NUMBER: 060101/5001-0001-0000

Signed and taken into execution to be sold as the property of CARL R. MEYER, JONAS R. MEYER, BERNARD CROSS FIT, KAYE A. COUT ABOVE in suit of JAMES BERNARD.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) down payment or cash (or cash equivalent) at time of sale. REMAINING BALANCE OF BID PRICE, any remaining amount of the bid price to be paid within 30 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 BY A COVENANT WITH THESE TERMS MAY BE SUFFICIENT TO CONSIDER THE BIDDING AS VOID.

NOT BE UNLESS IT IS AN AVALANCHES FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the vendor fails to take the bid price as per the above terms, the Sheriff may, at his/her discretion, void the bid and return the bid to the bidder.

THE Sheriff may, at his/her discretion, void the bid and return the bid to the bidder, or in the event the property is sold, the bidder will be liable for the balance due without a refund of the property, or in the event the property is sold, the bidder will be liable for the balance due without a refund of the property, or in the event the property is sold, the bidder will be liable for the balance due without a refund of the property.

IN WITNESS WHEREOF, I, the undersigned, do hereby certify that the above and foregoing are true and correct, and that the same have been duly recorded in the Office of Recorder of Deeds of Columbia County, Pennsylvania at the time of 2001-11-08.

Attest: By the Sheriff: TIMOTHY L. CHAMBERLAIN, Sheriff, Columbia County, Pennsylvania

By the Plaintiff: JAMES B. BERNARD, Plaintiff, Columbia County, Pennsylvania

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #70346

FILED
PROTHONOTARY

2021 OCT 25 P 1:37

COURT OF COMMON PLEAS
COUNTY OF COLUMBIA

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. <u>63</u> 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)	\$ <u>1,670.00</u>
TOTAL	\$ 45,873.55

Matthew E. Turowski
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 # 2021 ED 63

DATE RECEIVED 10-25-2021
DOCKET AND INDEX 2016 CV 962

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000.⁰⁰</u>	<u>X</u>	CK# <u>9207</u>

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

SALE DATE Jan. 26. 2022 TIME 9:00 am
POSTING DATE
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>5th Jan</u>
2 ND WEEK	<u>12th</u>
3 RD WEEK	<u>19th</u>

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 7474 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

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.
- 5.
- 6.

(POSTING)

2016CV962

7474 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

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,	PLAINTIFF,	:	IN THE COURT OF COMMON PLEAS
		:	OF THE 26 TH JUDICIAL DISTRICT
		:	COLUMBIA COUNTY BRANCH, PA.
VS.		:	
		:	CIVIL ACTION - LAW
CARL R. MAJER,	DEFENDANT.	:	
		:	NO. 2016 CV 962
		:	NO. <u>63</u> E.D. 2021

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)	\$ <u>1,670.00</u>
TOTAL	\$ 45,873.55

MATTHEW E. TUROWSKI
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: 10/25, 2021

BY: Barbara N Silvestri / 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 corner 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 corner 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 BEGINNING. 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 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 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

ARIC BERNARD,

PLAINTIFF,

VS.

CARL R. MAJER,

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA.

:
: CIVIL ACTION - LAW

:
: NO. 2016 CV 962
: 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Clerk LYNN DIXON

Relation: Clerk

Date: 1/18/21 Time: 08:17

Deputy: HJ Mileage:

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV962

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: FIRST KEYSTONE COMMUNITY BANK

Primary Address: 111 WEST FRONT STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Tina Gray

Relation: V.P.

Date: 11/13/21

Time: 10:43

Deputy: 6

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.
- 5.
- 6.

FIRST KEYSTONE COMMUNITY BANK

2016CV962

111 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: K-FAB

Primary Address: 1400 VINE STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Candy Orlando

Relation: Pay roll

Date: 11/18/21

Time: 10:57

Deputy: 6

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.
- 5.
- 6.

K-FAB

2016CV962

1400 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Shelly Feichter

Relation: Office Manager

Date: 11/18/21 Time: 08:20

Deputy: 2 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.
- 5.
- 6.

DOMESTIC RELATIONS OF 2016CV962 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Served @

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Linda Sult

Relation:

Tax Collector

Date:

11/22/21

Time:

15:33

Deputy:

G

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.
- 5.
- 6.

ROTHERY, JOAN M.

2016CV962

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: TEAM GREEN RECYCLING LLC
Primary Address: 123 WEST 11TH STREET
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Cidney Linn
Relation: Office Help
Date: 11/24/21 **Time:** 12:09
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

Service Attempts:

Date: 11/22/21					
Time: 15:19					
Mileage: —					
Deputy: 6					

Service Attempt Notes:

1. No answer, door locked. Changed hours to 7-15:00.

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

TEAM GREEN RECYCLING

2016CV962

123 WEST 11TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV962

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS

Serve To:

Name: A CUT ABOVE

Primary Address: 7539 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Denise Wetzel

Relation:

Stylist

Date:

11/22/21

Time:

16:07

Deputy:

6

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. _____
5. _____
6. _____

A CUT ABOVE

2016CV962

7539 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

FILED
PROTHONOTARY

2021 OCT 25 P 1:39

CLERK OF COURT
COUNTY OF COLUMBIA

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 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA.
VS.	:	
	:	CIVIL ACTION - LAW
CARL R. MAJER,	:	
DEFENDANT.	:	NO. 2016 CV 962
	:	NO. <u>63</u> 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)

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

☆ ✚ Carl R. Majer X
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:

X

First Keystone Community Bank
111 West Front Street
Berwick, PA 18603

X

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

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:

X

X

Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

X

X Dom. ✓

X

M&P Energy, Inc.
309 Main Street
Blakeley, PA 18447

CM

X

X

M&P Energy, Inc.
7474 Columbia Boulevard
Berwick, PA 18603

X

X

Team Green Recycling, LLC
123 West 11th Street
Berwick, PA 18603

X

X

Sage Truck Driving School
7466 Columbia Boulevard
Berwick, PA 18603

X

X

Sage Truck Driving School
7468 Columbia Boulevard
Berwick, PA 18603

X

X

WaveCo Energy Services
7474 Columbia Boulevard
Berwick, PA 18603

X

X

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

X

X

X

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

X

X X

Joyce R. Majer
7474 Columbia Boulevard
Berwick, PA 18603

X

X X

Berwick Cross Fit
7474 Columbia Boulevard
Berwick, PA 18603

X

X X

K-Fab
1400 Vine Street
Berwick, PA 18603

X X

A Cut Above (All About Hair)
7539 Columbia Boulevard
Berwick, PA 18603

X

X

Lamar Advertising Company
5321 Corporate Boulevard
Baton Rouge, LA 70808

CM

X

Occupant
7474 Columbia Boulevard
Berwick, PA 18603

X

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. Turowski

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

DATED: 10-22-2021

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 corner 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 corner 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 BEGINNING. 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 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 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.

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 26 TH JUDICIAL DISTRICT
		:	COLUMBIA COUNTY BRANCH, PA.
VS.		:	
		:	CIVIL ACTION - LAW
CARL R. MAJER,		:	
	DEFENDANT.	:	NO. 2016 CV 962
		:	NO. <u>63</u> E.D. 2021

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

Jan. 26th 2022
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,

PLAINTIFF,

VS.

CARL R. MAJER,

DEFENDANT.

: IN THE COURT OF COMMON PLEAS

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

:

: CIVIL ACTION - LAW

:

: NO. 2016 CV 962

: NO. ____ E.D. 2021

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

:

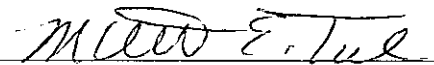
: SS.

COUNTY OF COLUMBIA

:

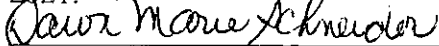
I Matthew E. Turowski, Esquire counsel for Plaintiff in the above-captioned action, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff and that the names and addresses of the tenants affected by the real property subject to the instant execution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

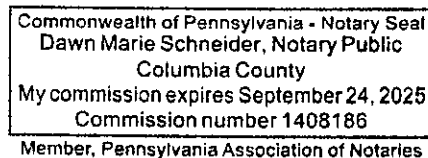

Matthew E. Turowski

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

22 day of October,
2021.


NOTARY PUBLIC

My Commission Expires: 9/24/2025



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 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.


Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.



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
Member, Pennsylvania Association of Notaries

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

Attorney ID #70346

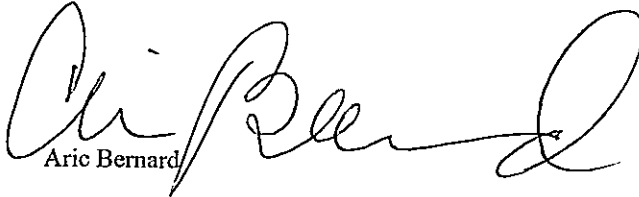
Attorney for Plaintiff

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

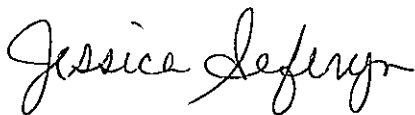
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF 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.


Aric Bernard

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Matthew E. Turowski, Esquire
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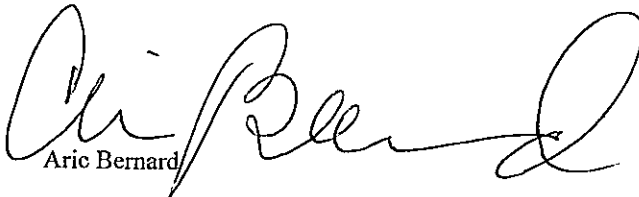
Attorney for Plaintiff

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.


Aric Bernard

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14 day of October,
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Luzerne County
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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

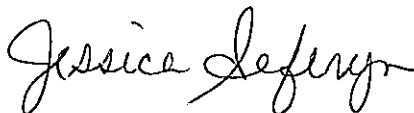
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF 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.


Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.



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
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Member, Pennsylvania Association of Notaries

non-military

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

FILED
NOTARY

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

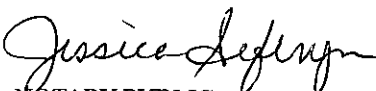
AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

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.


Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.


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
Member, Pennsylvania Association of Notaries

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.

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.


Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.


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
Member, Pennsylvania Association of Notaries

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.

CARL R. MAJER, :
DEFENDANT. : NO. 2016 CV 962
: NO. ____ E.D. 2021

FILED
PROTHONOTARY
2021 OCT 25 P 1:38
CLERK OF COURT
COUNTY OF COLUMBIA


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.


Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.


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
Member, Pennsylvania Association of Notaries

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.

CARL R. MAJER, :
DEFENDANT. : NO. 2016 CV 962
: NO. ____ E.D. 2021

2021 OCT 25 P 1:39

CLERK OF COMMON PLEAS
COUNTY OF COLUMBIA

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.

Aric Bernard

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
14 day of October
2021.

Jessica Seferyn

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
Member, Pennsylvania Association of Notaries

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,

PLAINTIFF,

VS.

CARL R. MAJER,

DEFENDANT.

: IN THE COURT OF COMMON PLEAS

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

:

: CIVIL ACTION - LAW

:

: 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

Matthew E. Turowski

MATTHEW E. TUROWSKI, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #70346

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 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA.
VS.	:	
	:	CIVIL ACTION - LAW
CARL R. MAJER,	:	
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:

<input type="checkbox"/>	FHA Mortgage
<input checked="" type="checkbox"/>	Tenant occupied
<input type="checkbox"/>	Vacant
<input checked="" type="checkbox"/>	Commercial
<input type="checkbox"/>	As a result of Complaint in Assumpsit
<input type="checkbox"/>	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.

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

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Matthew E. Turowski, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #70346

FILED
PROTHONOTARY

2021 OCT 25 P 1:39

CLERK OF COURT

Attorney for Plaintiff

ARIC BERNARD,

PLAINTIFF,

VS.

CARL R. MAJER,

DEFENDANT.

: IN THE COURT OF COMMON PLEAS

: OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA.

: CIVIL ACTION - LAW

: NO. 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

Matthew E. Turowski

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. 11, said point being the northwest corner 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 1/2 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 corner 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 1/2 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, 13 1/2 .07 feet;
5. South 77 degrees, 29 minutes, 19 seconds West, 259.92 feet to the point of BEGINNING. 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 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 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:
HILL, TUROWSKI & JAMES, & LEHMAN LLP
BLOOMSBURG, PA (570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000181119

M & P ENERGY INC
309 MAIN STREET

BLAKELEY PA 18447

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HILL, TUROWSKI, JAMES, & LEHMAN LLP

TRUST ACCOUNT
38 W THIRD STREET
BLOOMSBURG, PA 17815-1707

9207


60-598/313

DATE 10/25/21

PAY
TO THE
ORDER OF

Columbia University

\$ 2,000.00

DOLLARS

Two Thousand



FOR On Demand

Master Fee

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