

SHERIFF'S SALE

Wednesday, January 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV962 AND CIVIL WRIT NO. 2016CV962 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO 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:

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 ITinutes, 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 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 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

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 (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 either to sue the bidder for the balance due without a resale of 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 a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.