

LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 East DeKalb Pike
King of Prussia, PA 19406
(215)265-4600

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

FIRST PENNSYLVANIA BANK, N.A.,	:	NO. 1129 OF 1986 JD
CENTRAL PENN NATIONAL BANK,	:	NO. 3 OF 1987 ED
FIDELITY BANK, N.A., and	:	
HAMILTON BANK, Assignees as	:	
their interests may appear by	:	
and through ACCEPTANCE ASSOCIATES	:	
OF AMERICA, INC., Assignor,	:	
	:	
Plaintiffs,	:	
	:	
vs.	:	
	:	
UNIVERSITY REAL ESTATE COMPANY,	:	
	:	
Defendant.	:	

EXCEPTIONS TO SCHEDULES OF DISTRIBUTION

AND NOW COMES, FIRST PENNSYLVANIA BANK, N.A., CENTRAL PENN NATIONAL BANK, FIDELITY BANK, N.A., and HAMILTON BANK, Assignees as their interests may appear by and through ACCEPTANCE ASSOCIATES OF AMERICA, INC., Assignor, by and through its attorney, David I. Davis, Esq., and files the following Exceptions to Schedules of Distribution filed by the sheriff in the within matter pursuant to Pa. R.C.P. §3136 as a result of a sale conducted on February 9, 1988, and avers the following reasons therefor:

1. The Sheriff's Sale Distribution Sheet concerning real estate situate at 625 West Front Street, Berwick, Pennsylvania,

provides for a distribution of the sum of Six Hundred Thirty-seven Dollars and Thirty-nine Cents (\$637.39) to the Bloomsburg Municipal Authority. A true and correct copy of said Sheriff's Sale Distribution Sheet is marked Exhibit "A", attached hereto, and made a part hereof.

2. The Sheriff's Sale Distribution Sheet concerning real estate situate at 147 West First Avenue, Berwick, Pennsylvania, provides for a distribution of the sum of Six Hundred Thirty-seven Dollars and Thirty-nine Cents (\$637.39) to the Bloomsburg Municipal Authority. A true and correct copy of said Sheriff's Sale Distribution Sheet is marked Exhibit "B", attached hereto, and made a part hereof.

3. The Bloomsburg Municipal Authority is not a lienholder as to the subject real estate.

4. The Bloomsburg Municipal Authority has liens recorded of record as concerning real estate owned by UNIVERSITY REAL ESTATE COMPANY in Bloomsburg, Pennsylvania.

5. By reason of the foregoing, the sum of Six Hundred Thirty-seven Dollars and Thirty-nine Cents (\$637.39) paid on account of costs to the sheriff by the execution creditor herein, FIRST PENNSYLVANIA BANK, N.A., et al., is overpayment in the amount of Six Hundred Thirty-Seven Dollars and Thirty-nine Cents (\$637.39) for each of the subject parcels.

WHEREFORE, FIRST PENNSYLVANIA BANK, N.A., et al.
respectfully requests the return of the sum total of One Thousand Two

Hundred Seventy-Four Dollars and Seventy-eight Cents (\$1,274.78).

LAW OFFICES OF JONATHAN DeYOUNG

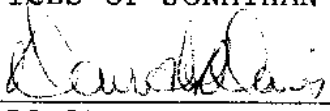
By: 
DAVID I. DAVIS, ESQ.

EXHIBIT "A"

SHERIFF'S SALE

Distribution Sheet

FIRST PENNA. BANK, NA. VS. UNIVERSITY REAL ESTATE

NO. 1129 of 1986 JD DATE OF SALE: February 9, 1988

NO. 3 of 1987 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) February 9, 1988 and (time) 11:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to First Penna. Bank, N.A.

for the price or sum of Three thousand six hundred two and 57/100 Dollars.

First Penna., Bank, N.A. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price \$ 3602.57
Poundage 72.05
Transfer Taxes

Total Needed to Purchase \$ 3674.62
Amount Paid Down 250.00
Balance Needed to Purchase 3424.62 pd. 2/9

EXPENSES:

Columbia County Sheriff - Costs \$ 126.69
Poundage 72.05

Newspaper \$ 198.74
Printing 231.04
Solicitor 23.65
Columbia County Prothonotary 30.00
Columbia County Recorder of Deeds - Deed copy work 15.00
Realty transfer taxes 16.00
State stamps

Tax Collector (BERWICK) 2052.60
Columbia County Tax Assessment Office
State Treasurer 16.00
Other: SEWER-BERWICK MUNICIPALITY 454.20
BLBG. MUNICIPAL AUTHORITY 637.39

TOTAL EXPENSES: \$

Total Needed to Purchase \$ 3674.62
Less Expenses
Net to First Lien Holder
Plus Deposit 250.00
BALANCE \$ 3424.62 pd. 2/9

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

EXHIBIT "B"

SHERIFF'S SALE

Distribution Sheet

FIRST PENNA. BANK, N.A.

VS. UNIVERSITY REAL ESTATE

NO. 1129 of 1986 JD

DATE OF SALE: February 9, 1988

NO. 3 of 1987 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) February 9, 1988 and (time) 11:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to First Penna. Bank, N.A.

for the price or sum of Three thousand three hundred twenty four and 63/100 Dollars.
First Penna. Bank, N.A. being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 3324.63	
Poundage	66.49	
Transfer Taxes		
Total Needed to Purchase		\$ 3391.12
Amount Paid Down		250.00
Balance Needed to Purchase		3141.12

EXPENSES:

Columbia County Sheriff - Costs	\$ 120.69	
Poundage	66.49	
Newspaper		\$ 187.18
Printing		231.04
Solicitor		23.65
Columbia County Prothonotary		30.00
Columbia County Recorder of Deeds -		15.00
Deed copy work		16.00
Realty transfer taxes		
State stamps		
Tax Collector (CATAWISSA)		505.72
Columbia County Tax Assessment Office		
State Treasurer		16.00
Other: SEWER CATAWISSA MUNICIPALITY		1729.14
BLOOMSBURG MUNICIPAL AUTHORITY		637.39

TOTAL EXPENSES: \$

Total Needed to Purchase \$ 3391.12

Less Expenses

Net to First Lien Holder

Plus Deposit

250.00

Total to First Lien Holder BALANCE \$ 3141.12 pd. 2/9/88

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

Put your address in **REG. MAIL** for express delivery. If you do not wish to pay for express delivery, the article will be delivered to you by the regular mail. The return of the article is guaranteed. If you do not wish to pay for express delivery, the article will be delivered to you by the regular mail. The return of the article is guaranteed.

Article Addressed to
Press Enterprise
P.O. Box 145
Bloomington

3. Signature — Addressee
X

5. Signature — Agent
X

7. Date of Delivery
DEC 30 1987

Form 3811, Feb. 1986

Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit
Fourth & Walnut Sts.
Harrisburg, PA 17102

Signature of Agent *[Signature]*
X

7. Date of Delivery Jan 1994

U.S. Form 3811, Feb. 1986

SENDER: Complete item(s), attach when ready, label with name and address. Complete return address in upper left corner. Do not use postmark.

☐ Show to whom delivered, date and delivery address.

3. Article Addressed to:

OFFICE OF FAIR
DEPARTMENT OF JUSTICE
P.O. BOX 8016
HARRISBURG, PA 17105

Signature — Addressee

Signature — Agent

Date of Delivery JAN - 4 1988

Form 3811, Feb. 1986

DOMESTIC REGISTRATION

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-5000
FAX: 773-936-5000
WWW.CHICAGO.EDU

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE BATH WATER

GENERAL INFORMATION: This card is used only for identification purposes. It is not to be used for any other purpose. It is to be filled out by the person who is the subject of the card. It is to be filled out by the person who is the subject of the card. It is to be filled out by the person who is the subject of the card.

[illegible]

殷

[illegible][illegible]

Stamps

THE UNIVERSITY OF CHICAGO PRESS



.....

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
717 - 784 - 1991

April 12, 1988

FIRST PENNA. BANK, N.A. VS. UNIVERSITY REAL ESTATE COMPANY

No. 3 of 1987 E.D.
No. 1129 of 1986 J.D.

James F. Gross
236 W. Front Street
Berwick, PA 18603

Dear Mr. Gross:

In regards to the above named sheriff sale held in our office recently, please find enclosed the recorded deed for the property located at 147 W. First Avenue, Catawissa, PA.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl. (1)

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

April 4, 1988

1st Penna. Bank, N.A. et al vs. University Real Estate Company, Inc.

No. 1129 of 1986 J.D.

No. 3 of 1987 E.D.

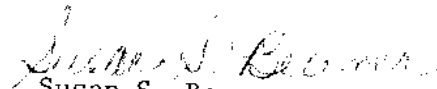
Chris Klinger
Boro of Berwick
344 Market Street
Berwick, PA 18603

Dear Chris:

Please find enclosed a check for \$454.20. This check represents the sewer bill owed to the borough for the above named sheriff sale held in our office.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

April 4, 1988

1st PENNA. BANK, N.A. et al VS. UNIVERSITY REAL ESTATE COMPANY, INC.

No. 1129 of 1986 J.D.
No. 3 of 1987 E.D.

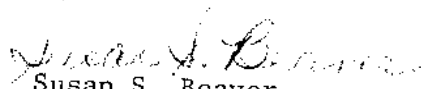
Press-Enterprise
P.O. Box 745
Bloomsburg, PA 17815

Dear Sir:

Please find enclosed a check for \$462.08. This represents the amount owed to you for advertising the above named sheriff sale in the paper.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

April 4, 1988

1ST PENNA. BANK, N.A. et al VS. UNIVERSITY REAL ESTATE COMPANY, INC.

No. 1129 of 1986 J.D.
No. 3 of 1987 E.D.

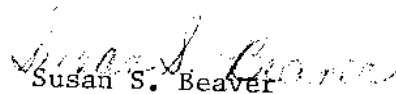
Susan T. James
29 E. Main Street
Bloomsburg, PA 17815

Dear Susan:

Please find enclosed a check for \$60.00. This check represents the amount owed to you for solicitor services for the above named sheriff sale held in our office recently.

Your cooperation in this matter is greatly appreciated.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

April 4, 1988

1ST PENNA. BANK, N.A. et al VS. UNIVERSITY REAL ESTATE COMPANY, INC.

No. 1129 of 1986 J.D.

No. 3 of 1987 E.D.

Catawissa Borough
P.O. Box 44
Catawissa, PA 17820

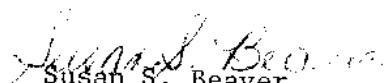
Dear Sir:

Please find enclosed a check for \$1,729.14. This check represents the amount owed to you for utilities from the above named sheriff sale held in our office recently.

The new owner is James Gross, 236 W. Front Street, Berwick, PA 18603.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

April 4, 1988

1ST PENNA. BANK, N.A. et al VS. UNIVERSITY REAL ESTATE COMPANY, INC.

No. 1129 of 1986 J.D.

No. 3 of 1987 E.D.


David I. Davis
144 E. DeKalb Pike
King of Prussia, PA 19406

Dear Mr. Davis:

Please find enclosed a check for \$1,208.29. This check represents monies owed to you from the above named sheriff sale held recently in our office. These monies were collected in error for the Bloomsburg Municipal Authority.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
717 - 784 - 1991

April 4, 1988

1st PENNA. BANK, N.A. ET AL vs. UNIVERSITY REAL ESTATE COMPANY INC.

No. 1129 of 1986 J.D.

No. 3 of 1987 E.D.

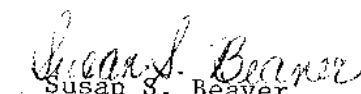
David I. Davis
144 E. DeKalb Pike
King of Prussia, PA 19406

Dear Mr. Davis:

In regards to our telephone conversation on March 31, 1988, this letter will confirm my conversation with you. I will be taking the transfer tax monies owed to the Register and Recorders Office for recording of the deed for the Catawissa property out of the monies owed to you from the monies that were collected for the municipal authority that were to be refunded to you. The amount of money needed for the transfer taxes are \$66.49, leaving you with a refund of \$1208.29.

If you have any further questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Catawissa

SHERIFF'S SALE

Distribution Sheet

FIRST PENNA. BANK, N.A.

VS. UNIVERSITY REAL ESTATE

NO. 1129 of 1986 JD

NO. 3 of 1987 ED

DATE OF SALE: February 9, 1988

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) February 9, 1988 and (time) 11:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to First Penna. Bank, N.A.

for the price or sum of Three thousand three hundred twenty four and 63/100-----Dollars.
First Penna. Bank, N.A.

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 3324.63
Poundage	66.49
Transfer Taxes	

Total Needed to Purchase	\$ 3391.12
--------------------------------	------------

Amount Paid Down	250.00
------------------------	--------

Balance Needed to Purchase	3141.12
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EXPENSES:

Columbia County Sheriff - Costs	\$ 120.69
Poundage	66.49

	\$ 187.18
--	-----------

Newspaper	231.04
-----------------	--------

Printing	23.65
----------------	-------

Solicitor	30.00
-----------------	-------

Columbia County Prothonotary	15.00
------------------------------------	-------

Columbia County Recorder of Deeds -	16.00
-------------------------------------	-------

Deed copy work

Realty transfer taxes

State stamps

	505.72
--	--------

Tax Collector (CATAWISSA)	
-----------------------------	--

Columbia County Tax Assessment Office	
---------------------------------------------	--

State Treasurer	16.00
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Other: SEWER CATAWISSA MUNICIPALITY	1729.14
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BLOOMSBURG MUNICIPAL AUTHORITY	637.39
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TOTAL EXPENSES:

\$

Total Needed to Purchase

\$ 3391.12

Less Expenses

Net to First Lien Holder

Plus Deposit

250.00

Total to First Lien Holder BALANCE \$ 3141.12 pd. 2/9/88

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

Решено

VS. UNIVERSITY REAL ESTATE

JD

ED

DATE OF SALE: February 9, 1988

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

\$ 3674.62
250.00
3424.62 pd. 2/9/

Columbia County Sheriff - Costs.....	\$ 126.69
Poundage	72.05
Newspaper.....	
Printing.....	
Solicitor	
Columbia County Prothonotary	
Columbia County Recorder of Deeds -	Deed copy work
	Realty transfer taxes
	State stamps
Tax Collector (BENJAMIN)	

\$	198.74
	231.04
	23.65
	30.00
	15.00
	16.00
	2052.60
	16.00
	454.20
	637.39

Tax Collector (BERWICK) _____ State stamp _____
Columbia County Tax Assessment Office.....
State Treasurer
Other: SEWER-BERWICK MUNICIPALITY
BLBG. MUNICIPAL AUTHORITY

TOTAL EXPENSES:

Total Needed to Purchase	\$	3674.62	
Less Expenses			
Net to First Lien Holder			
Plus Deposit		250.00	
Total to First Lien Holder BALANCE	\$	3424.62	pd. 2/9/88

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 East DeKalb Pike
King of Prussia, PA 19406
(215)265-4600

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

FIRST PENNSYLVANIA BANK, N.A.,	:	NO. 1129 OF 1986 JD
CENTRAL PENN NATIONAL BANK,	:	NO. 3 OF 1987 ED
FIDELITY BANK, N.A., and	:	
HAMILTON BANK, Assignees as	:	
their interests may appear by	:	
and through ACCEPTANCE ASSOCIATES	:	
OF AMERICA, INC., Assignor,	:	
Plaintiffs,	:	
vs.	:	
UNIVERSITY REAL ESTATE COMPANY,	:	
Defendant.	:	

ASSIGNMENT OF BID

TO THE SHERIFF OF COLUMBIA COUNTY:

Kindly assign the bid in the above matter with reference to
premises 625 West Front Street, Berwick, Pennsylvania, 18603 to ROGER
J. DAVIS, or his nominee.

LAW OFFICES OF JONATHAN DeYOUNG

By: David I. Davis
DAVID I. DAVIS, ESQ.

LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 East DeKalb Pike
King of Prussia, PA 19406
(215)265-4600

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

FIRST PENNSYLVANIA BANK, N.A.,	:	NO. 1129 OF 1986 JD
CENTRAL PENN NATIONAL BANK,	:	NO. 3 OF 1987 ED
FIDELITY BANK, N.A., and	:	
HAMILTON BANK, Assignees as	:	
their interests may appear by	:	
and through ACCEPTANCE ASSOCIATES	:	
OF AMERICA, INC., Assignor,	:	
	:	
Plaintiffs,	:	
	:	
vs.	:	
	:	
UNIVERSITY REAL ESTATE COMPANY,	:	
	:	
Defendant.	:	

ASSIGNMENT OF BID

TO THE SHERIFF OF COLUMBIA COUNTY:

Kindly assign the bid in the above matter with reference to
premises 147 West First Avenue, Catawissa, Pennsylvania, 17820 to
JAMES F. GROSS or his nominee.

LAW OFFICES OF JONATHAN DeYOUNG

By: David I. Davis
DAVID I. DAVIS, ESQ.

REGISTER and RECORDER of COLUMBIA COUNTY

BLOOMSBURG, PENNSYLVANIA 17815

717 - 784-1991 Ext. 220

DATE 3/31 19 88

ESTATE OF

GRANTEE/MORTGAGEE

Davis

RECEIVED OF

Adler

DOCKET/DOCUMENT No.

445-446

DESCRIPTION	AMOUNT	
Deed	13	50
Mortgage/Satisfaction	17	50
Wills		
Inventories		
Debts		
Short Certificates		
State writ tax	1	-
TOTAL	32	-

☐ CASH

☒ CHECK

☐

RECEIVED BY

RECEIPT

af
No. R-R-54833

100-100000

VS UNIVERSITY REAL ESTATE

E.D.

J.D.

\$ 24,917

\$ 20.15

§

\$ _____

\$ 57.42

PURCHASER(S) SIGNATURE(S) : *[Signature]*

TOTAL DUE \$ 21,000.00

LESS DEPOSIT \$ 250.00

DOWN PAYMENT \$

AMOUNT DUE IN

EIGHT DAYS \$ 2104.00

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

First Penna. Bank, N.A.

VS University Real Estate

NO. 3 of 1987

E.D.

NO. 1129 of 1987

J.D.

DATE OF SALE: February 9, 1988

BID PRICE (INCLUDES COSTS)

\$ 430,400

POUNDAGE 2% BID PRICE

\$ 8,608

TRANSFER TAX 2% BID PRICE

\$

MISC. COSTS

\$

TOTAL NEEDED TO PURCHASE

\$ 369,112

PURCHASER(S) : P. J. ...

ADDRESS :

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) : [Signature]

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

\$ 369,112

LESS DEPOSIT

\$ 12,500

DOWN PAYMENT

\$

AMOUNT DUE IN

EIGHT DAYS

\$ 356,612

JONATHAN DEYOUNG
 ATTORNEY AT LAW
 144 EAST DUKALB PIKE
 KING OF PRUSSIA, PA 19406

REMITTANCE ADVICE									

60-46
 313
12819

PAY Six Thousand Five Hundred Sixty-four and ⁷⁴/₁₀₀

DOLLARS

DATE	TO THE ORDER OF
2/7/2021	Treasury of Columbia County

University of Delaware - AAA

CHECK AMOUNT	
6	25 14

 **Meridian Bank**

Barry Davis

⑆012819⑆ ⑆031300465⑆ 1297⑈8863⑈

March 29, 1988

Ms. Susan S. Beaver
Deputy Sheriff
SHERIFF'S DEPARTMENT OF
COLUMBIA COUNTY
P. O. Box 380
Bloomsburg, PA 17815

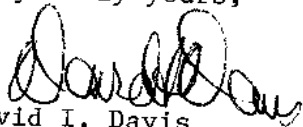
Re: First Pennsylvania Bank, N.A., et al. vs.
University Real Estate Company

Dear Sue:

Enclosed please find an original and one copy of an Assignment of Bid for the Berwick property and the Catawissa properties in the above-noted matter. We anticipate settling with the assignees on March 30, 1988, so I would, therefore, ask that you not record the deed until that date. Please call if you have any questions.

Thank you very much for your anticipated cooperation.

Very truly yours,


David I. Davis

DID:cac

enclosure

JONATHAN DeYOUNG
DAVID I. DAVIS

JOHN L. WALFISH
KENNETH N. GIURICH*
ELAINE M. ROSS
MARC S. COHEN**
*also Member of New Jersey Bar
**also Member of Florida Bar

RALPH J. SAULINO, C.P.A.
JOHN L. WALSH
Field Representative
MARGUERITE A. WALSH
Office Administrator

February 24, 1988

Ms. Susan S. Beaver
Deputy Sheriff
SHERIFF'S DEPARTMENT OF
COLUMBIA COUNTY
P.O. Box 380
Bloomsburg, PA 17815

JONATHAN DeYOUNG
DAVID I. DAVIS

JOHN L. WALSH
KENNETH N. GURICH
ELAINE M. ROSS
MARK B. COHEN
Also Member of New Jersey Bar
Also Member of Florida Bar

RE: First Pennsylvania Bank, N.A., et al.
vs. University Real Estate Company

RALPH J. SAULINO, C.P.A.
JOHN L. WALSH
Field Representative
MARGUERITE A. WALSH
Office Administrator

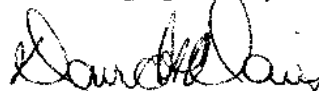
Dear Sue:

As we discussed, enclosed please find an original and two copies of Exceptions to Schedules of Distribution which I am filing with your office pursuant to Pa. R.C.P. §3136. Kindly file the original and stamp and return the copies to me in the enclosed, self-addressed, stamped envelope.

Please advise as to the disposition of these exceptions. Please also call should you have any questions.

Thank you very much for your anticipated cooperation.

Very truly yours,



David I. Davis

DID/li

Enclosures

SHERIFF'S SALE - COSTS SHEET

FIRST PENNA. BANK

vs. UNIVERSITY REAL ESTATE

NO. 3 of 1987 E.D. NO. 1129 of 1986 J.D. DATE OF SALE Feb. 9th 1988

DOCKET & LEVY	\$ 10.50
SERVICE	49.00
MAILING	11.69
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	10.50
MILEAGE	10.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER	

TOTAL \$ 126.69

PRESS-ENTERPRISE, INC.	\$ 231.04
HENRIE PRINTING	23.65
SOLICITOR'S SERVICES	30.00

TOTAL \$ 284.69

PROTHONOTARY: LIENS LIST	\$ 10.00
DEED NOTARIZATION	5.00
OTHER	

TOTAL \$ 15.00

RECORDER OF DEEDS: COPYWORK	\$
DEED	13.50
OTHER Search	2.50

TOTAL \$ 16.00

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19 87	\$ 415.74
SCHOOL TAXES, DISTRICT BERWICK, 19 87	794.96
DELINQUENT TAXES, 19 86, 19 , 19 , 19	841.90

TOTAL \$ 2052.60

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY, 19	\$ 454.20
WATER - MUNICIPALITY, 19	

TOTAL \$ 454.20

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 16.00

MISCELLANEOUS: Bldg. Municipal \$ 637.39

TOTAL \$ 637.39

TOTAL COSTS \$ 3602.57

SHERIFF'S SALE - COSTS SHEET

FIRST PENNA. BANK

VS. UNIVERSITY REAL ESTATE

NO. 3 of 1987 E.D. NO. 1129 of 1986 J.D. DATE OF SALE Feb. 9th 1988

DOCKET & LEVY	\$ 10.50
SERVICE	49.00
MAILING	11.69
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	10.50
MILEAGE	4.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER	

TOTAL \$ 120.69

PRESS-ENTERPRISE, INC.	\$ 231.04
HENRIE PRINTING	23.65
SOLICITOR'S SERVICES	30.00

TOTAL \$ 284.69

PROTHONOTARY: LIENS LIST	\$ 10.00
DEED NOTARIZATION	5.00
OTHER	

TOTAL \$ 15.00

RECORDER OF DEEDS: COPYWORK	\$
DEED	13.50
OTHER Search	2.50

TOTAL \$ 16.00

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19	\$
SCHOOL TAXES, DISTRICT	19
DELINQUENT TAXES, 1987, 1986, 19, 19	505.72

TOTAL \$ 505.72

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY Catawissa	19
WATER - MUNICIPALITY	19
	\$ 1,729.14

TOTAL \$ 1,729.14

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 16.00

MISCELLANEOUS: Blbg. Municipal	\$ 637.39
--------------------------------	-----------

TOTAL \$ 637.39

TOTAL COSTS \$ 3324.63

SHERIFF'S SALE - COST SHEET

VS. University of

NO. 3-1987

DATE OF SALE: Feb 9, 1988

SHERIFF'S COST OF SALE:

Docket & Levy	\$
Service	
Mailing	
Advertising, Sale Bills & Newspapers	
Posting Handbills	
Storage	
Crying/Adjourn of Sale	
Sheriff's Deed	
Distribution	

TOTAL \$ 1,100.00

Press-Enterprise, Inc.	\$ <u>162.00</u>
Graphic Printing	<u>41.30</u>
Auctioneer's Services	<u>30.00</u>

TOTAL \$ 539.30

PROTHONOTARY: Liens List	\$ <u>20.00</u>
Deed Notarization	<u>5.00</u>
Other	

TOTAL \$ 25.00

RECORDER OF DEEDS: Copywork	\$
Deed	<u>7.50</u>
Other	<u>2.00</u>

TOTAL \$ 9.50

REAL ESTATE TAXES:

De Lough/Twp. & County Taxes, 19 <u>87</u>	\$ <u>415.74</u>
School Taxes; District <u>121</u> , 19 <u>87</u>	<u>794.96</u>
Delinquent Taxes, 19 <u>86</u> , 19 <u>87</u> , 19 <u>88</u> (Total Amts.)	<u>210.15</u>

TOTAL \$ 1,420.85

MUNICIPAL RENTS:

Sewer - Municipality <u>1987</u>	\$ <u>4.00</u>
Water - Municipality <u>1987</u>	<u>1,27.14</u>

TOTAL \$ 131.14

SURCHARGE FEE: (State Treasurer) 10.00 \$ 32.00

MISCELLANEOUS: \$

TOTAL \$ 1,274.77

TOTAL COSTS \$ 5,795.88

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT 11/1/87
DOCKET AND INDEX 11/1/87
SET FILE FOLDER UP 11/1/87
CHECK FOR PROPER INFO

WRIT OF EXECUTION 11/1/87
COPY OF DESCRIPTION 11/1/87
WHEREABOUTS OF LAST KNOWN ADDRESS 11/1/87
NON-MILITARY AFFIDAVIT 11/1/87
NOTICES OF SHERIFF'S SALE 11/1/87
WATCHMAN RELEASE FORM 11/1/87
AFFIDAVIT OF LIENS LIST 11/1/87
CHECK FOR \$500.00 -- 11/1/87

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES 11/1/87
POST ALL DATES ON CALANDER 11/1/87

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE 11/1/87
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS 11/1/87
TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) 11/1/87

SERVICE

TYPE CARDS FOR DEFENDANTS 11/1/87
PUT PAPERS TOGETHER FOR DEFENDANTS 11/1/87
* COPY OF WRIT FOR EACH DEFENDANT
* NOTICE OF SHERIFF SALE
* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS 11/1/87
* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT 11/1/87
* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO 11/1/87
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPT FOR LIEN HOLDERS 11/1/87

SHERIFF'S SALE OUTLINE 11TSALE BILLSSEND DESCRIPTION TO PRINTER 12/1/77** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONSSEND NOTICE TO PRESS DIRECTING WHEN TO ADV. 12/1/77SEND NOTICES TO LOCAL TAX COLLECTORS 12/1/77NOTICES TO WATER AND SEWER AUTH. 12/1/77SEND NOTICES TO FEDERAL AND STATE TAX AUTH 12/1/77IF BUSINESS SEND COPY TO SBA AUTH. 12/1/77HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE 12/1/77TAX CLAIM OFFICE 12/1/77TAX ASSESSMENT OFFICE 12/1/77PROTH OFFICE(post on board) 12/1/77POST IN FRONT LOBBY 12/1/77POST IN SHERIFF'S OFFICE 12/1/77SEND COPY TO ATTY 12/1/77POST PROPERTY ACCORDING TO DATE SET 12/1/77SEND RETURN OF POSTING TO ATTY 12/1/77DOCKET ALL COSTS 12/1/77

PREPARE COST SHEET 2 DAYS BEFORE SALE

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE 12/1/77HOLD SALE 12/1/77POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE 12/1/77PAY DISTRIBUTION ACCORDING TO DATE 12/1/77

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED 12/1/77WHEN DEED IS RECORDED SEND TO BUYER 12/1/77FILE FOLDER 12/1/77

LIST OF LIENS

VERSUS

UNIVERSITY REAL ESTATE

Court of Common Pleas of Columbia County, Pennsylvania.

ACCEPTANCE ASSOC. OF AMERICA

versus

UNIVERSITY REAL ESTATE CO.

No. 323 of Term, 19. 86.
Real Debt || \$ 97,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien March 1986
Nature of Lien Note

MUNICIPAL AUTH. OF TOWN OF BLBG.

versus

UNIVERSITY REAL ESTATE COMPANY

No. 110 of Term, 19. 86.
Real Debt || \$ 247.61
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien July 1986
Nature of Lien SEWER CLAIM

MUNICIPAL AUTH. OF TOWN OF BLBG.

versus

UNIVERSITY REAL ESTATE COMPANY

No. 111 of Term, 19. 86.
Real Debt || \$ 245.67
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien July 1986
Nature of Lien SEWER CLAIM

HARRY MULHALL

versus

UNIVERSITY REAL ESTATE COMPANY

No. 884 of Term, 19. 86.
Real Debt || \$ 200.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien Aug. 1986
Nature of Lien TRANS. OF JUDGMENT

FIRST PA. BANK, N.A. ETAL

No. 1064 of Term, 19. 86.
Real Debt || \$ 112173.29

LIST OF LIENS

VERSUS

UNIVERSITY REAL ESTATE COMPANY

Court of Common Pleas of Columbia County, Pennsylvania.

ACCEPTANCE ASSOC. OF AMERICA, INC.

versus

UNIVERSITY REAL ESTATE COMPANY

No. 1129 of Term, 1986

Real Debt ||\$ 112173.29

Interest from ||

Commission ||

Costs ||

Judgment entered

Date of Lien January 1987

Nature of Lien STIPULATION

FIRST PENNA. BANK, N.A. ETAL

versus

UNIVERSITY REAL ESTATE COMPANY

No. 1129 of Term, 1986

Real Debt ||\$ 124777.70

Interest from ||

Commission ||

Costs ||

Judgment entered

Date of Lien Oct. 1987

Nature of Lien DEFAULT JUDGMENT

CHRYSLER FIRST BUSINESS CREDIT CORP.

versus

UNIVERSITY REAL ESTATE COMPANY

No. 946 of Term, 1986

Real Debt ||\$ 90,326.29

Interest from ||

Commission ||

Costs ||

Judgment entered

Date of Lien Oct. 1987

Nature of Lien DEFAULT JUDGMENT

MUNICIPAL AUTHORITY OF TOWN OF BLBG.

versus

UNIVERSITY REAL ESTATE CO.

No. 230ML of Term, 1987

Real Debt ||\$ 246.64

Interest from ||

Commission ||

Costs ||

Judgment entered

Date of Lien Dec. 1987

Nature of Lien Claim for Sewer Rates

MUNICIPAL AUTHORITY OF THE TOWN OF BLBG.

No. 231ML of Term, 1987

Real Debt ||\$ 196.60

Chairman
Charles C. Housenick II
Vice Chairman
Charles E. Long
Treasurer
Samuel R. Evans
Secretary-Asst. Treasurer
Gerald Depo
Solicitor
Charles B. Pursel

MUNICIPAL AUTHORITY
Of The
TOWN OF BLOOMSBURG
PENNSYLVANIA 17815
(717) 784-5422

Board of Directors
Charles C. Housenick II
Charles E. Long
Richard Conner
Robert Linn
Samuel R. Evans

January 7, 1988

John R. Adler, Sheriff
P.O. Box 380
Bloomsburg, PA 17815

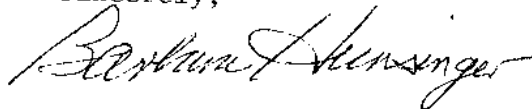
Dear Sheriff Adler:

Your letter dated December 29, 1987 concerning the upcoming Sheriff Sale for University Real Estate on February 9, 1988.

This letter is to inform you that University Real Estate owes the Bloomsburg Municipal Authority a total of \$1,274.77.

Thank you for your assistance and cooperation in this matter.

Sincerely,



Barbara Hunsinger
Municipal Authority
of the
Town of Bloomsburg

TAX NOTICE

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER
R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,
TUE, THUR & FRI 9 TO 5
FRI 9 TO 7 DURING DISCOUNT
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A UNIVERSITY REAL ESTATE CO
317 EAST 7TH ST
BERWICK, PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

TAX NOTICE

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:

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R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

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M
A UNIVERSITY REAL ESTATE CO
317 EAST 7TH ST
BERWICK, PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR BERWICK AREA SCHOOL DISTRICT					DATE	BILL NO.
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
SCHOOL R.E.	3200	13.00	354.37		361.60	379.68
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE						
PAY THIS AMOUNT						
PENALTY AT PROPERTY DESCRIPTION						
SCHOOL 5%	16158					
ACCT NO.	04.3-4-158-A					
PARCEL						
L-IRREG BUILDINGS						
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT						
TOTAL	3,200					

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
SCHOOL R.E.	3200	23.00	72.13		73.60	80.96
TWP/BORO R.E.		30.00	94.08		96.00	100.80
LIGHTS		5.00	15.68		16.00	16.80
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE						
PAY THIS AMOUNT						
PENALTY AT PROPERTY DESCRIPTION						
SCHOOL 10%	16158					
ACCT NO.	04.3-4-158-A					
PARCEL						
L-IRREG BUILDINGS						
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SCHOOL R.E.	3200	23.00	72.13		73.60	80.96
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PAY THIS AMOUNT						
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SCHOOL 10%	16158					
ACCT NO.	04.3-4-158-A					
PARCEL						
L-IRREG BUILDINGS						
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT						
TOTAL	3,200					

There has not been paid as of 1/4/88
Connie

TAX NOTICE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER
R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,
TUE, THUR & FRI 9 TO 5
FRI 9 TO 7 DURING DISCOUNT
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M UNIVERSITY REAL ESTATE CO
A 317 E. 7TH ST
L BERWICK, PA 18603
T
O

YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/87

BILL NO 04453

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL PENALTY
SCHOOL R.E.	3500	13.00	387.59		395.50	415.28

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE.

PAY THIS



AUG 31

OCT 31

NOV 1

PENALTY AT PROPERTY DESCRIPTION

SCHOOL 5%

ACCT NO. 16159

PARCEL 04.3-4-158-1

625 W FRONT 1/2 LOT

L-FIG42.6X78AV

BUILDINGS

1,070

2,430

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 3,500

REC'D BY

TAX NOTICE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER
R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,
TUE, THUR & FRI 9 TO 5
FRI 9 TO 7 DURING DISCOUNT
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M UNIVERSITY REAL ESTATE CO
A 317 E. 7TH ST
L BERWICK, PA 18603
T
O

YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DATE

03/01/87

BILL NO 04457

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL PENALTY
COUNTY R.E. TWP/BORO R.E. LIGHTS	3500	23.00 30.00 5.00	78.89 102.90 17.15		80.50 105.00 17.50	88.55 110.25 18.38

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE.

PAY THIS



APR 30

JUN 30

JULY 1

PENALTY AT PROPERTY DESCRIPTION

COUNTY 10% TWP/BORO 5%

ACCT NO. 16159

PARCEL 04.3-4-158-1

625 W FRONT 1/2 LOT

L-FIG42.6X78AV

BUILDINGS

1,070

2,430

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL

3,500

REC'D BY

There have not been paid as of 1/4/88
Connie

CATAWISSA BOROUGH

P. O. BOX 44

CATAWISSA, PENNSYLVANIA 17820

Telephone 717 356-2561

PEGGY LONG - Secretary

P. O. Box 44

Catawissa, PA 17820

January 5, 1988

John R. Adler
Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815


RE: 1st Penna Bank vs University Real Est.

Dear Mr. Adler:

Please be advised that the University Real Estate has outstanding utility bills owed to the Borough. The following is what is owed:

Water bills	\$501.61
Sewer bills	\$289.42
Electric Light	<u>\$938.11</u>
Total owed	\$1729.14

Sincerely,


Peggy Long
Secretary

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

January 22, 1988

FIRST PENNA. BANK, N.A. et al VS. UNIVERSITY REAL ESTATE COMPANY, INC.

No. 1129 of 1986 J.D.

No. 3 of 1987 E.D.

David I. Davis
144 E. DeKalb Pike
King of Prussia, PA 19406

Dear Mr. Davis:

Please find enclosed the certified service and posting returns for the above named sheriff sale. The sale is scheduled for February 9, 1988 at 11:00 A.M. in the sheriff's office. Also enclosed is a copy of the sale bill that was posted on the properties in Berwick and Catawissa.

If you have any questions, please feel free to contact this office.

Sincerely,

Susan S. Beaver
Deputy Sheriff

SSB

Encl. (4)

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.

NO. 3 of 1987

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

January 6, 1988 at 5:00 P.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF University Real Estate
147 W. 1st Avenue, Catawissa, PA 17820
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF Susan S. Beaver

SO ANSWERS:

Susan S. Beaver
Deputy Sheriff

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this

25th day of January 1988

Tami B. Kline
Prothonotary

Columbia County, Pennsylvania

PROTH & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1993.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.

NO. 3 of 1987

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

January 7, 1988 at 7:33 A.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF University Real Estate
625 W. Front Street, Berwick, PA 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF Louise Frantz

SO ANSWERS:

Louise Frantz
Deputy Sheriff
Louise Frantz

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this
25th day of January 1988

Tami B. Kline
Tami B. Kline, Prothonotary
Columbia County, Pennsylvania
PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1993



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

January 7, 1988

LeRoy S. Zimmerman
ATTORNEY GENERAL

Reply To:
15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 1712
(717) 787-3646

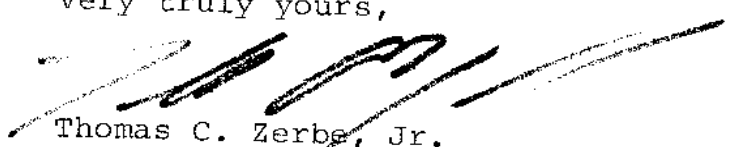
John R. Adler, Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: 1st Penna. Bank, N.A. vs.
University Real Estate

Dear Sheriff Adler:

A check of the records of the Collection Unit, Office of Attorney General, indicates that no Commonwealth claim has been referred to this office for enforcement against University Real Estate.

Very truly yours,


Thomas C. Zerba, Jr.
Deputy Attorney General
Collections Unit

TCZ/kf

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1891

Date: 12-29-87

To: Harry Munkall

2 W. 1st St.

Hazleton, Pa 16801

RE: 1st Penna Bank vs University Real Estate

No. 3 of 1987 ED

No. 1127 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler sb
John R. Adler
Sheriff

Dear Ms. Beaver:

As per our telephone conversation of 11/2/87 attached please find documentation of my claim which remains unsatisfied against University Real Estate Company THANK YOU

Harry Munkall

TRANSCRIPT OF JUDGMENT

Harry Mulhall

vs.

University Real Estate Co.

Entry Fee, \$9.00

State Tax, 50 cents

Paid by

N. B. This judgment must be renewed within FIVE YEARS from date of entry or its lien will be lost.

In The Court of Common Pleas of Columbia County, Pennsylvania

No. 884-1986

Penal debt

Term 19

Real debt

\$

\$ 200.00

Dated 7-2-86

A. D. 19

Interest from see transcript

A. D. 19

Payable see transcript

19

Entered Aug. 14, 1986 at 9:39 a.m.

19

Jami B. Kline
PAMI B. KLINE, Prothonotary

Deputy

NOTE: Please bring this paper to the Prothonotary's office when you desire to enter satisfaction or make a transfer of the judgement.

In the Court of Common Pleas of Columbia County
PENNSYLVANIA

Power of Attorney
To Satisfy
FEE \$5.00

VS.

Of No.

Term, 19

Real Debt \$

Judgement

dated

19

the above named plaintiff do hereby acknowledge receipt of full satisfaction of the same and hereby authorize and empower the Prothonotary of the Court of Common Pleas of Columbia County, Pennsylvania, to enter satisfaction on the records thereof.

Witness hand and seal this day of 19

Witness Present:

(SEAL)

(SEAL)



NICKOLAS PIAZZA
JUSTICE OF THE PEACE
DISTRICT 26-3-02, COLUMBIA COUNTY
210 WEST 11TH STREET
BERWICK, PA. 18603

PLAINTIFF: MULHALL, HARRY

DEFENDANT: UNIVERSITY REAL ESTATE COMPANY

VS.

TRESPASS-ASSUMPSIT
LANDLORD-TENANT NO. 243 of 19 06

NOTICE

THIS IS TO NOTIFY YOU THAT:

- () The above defendant intends to defend in the above case.
- () This case is continued to
- () This case is stayed until further notice.
- () This case is dismissed without prejudice.
- (X) Judgement was entered for plaintiff Harry Mulhall
- (X) Judgement was entered against defendant University Real Estate Company
in the amount of \$ 200.00 plus cost of \$ 19.00 on July 2, 1986
- () Damages will be assessed on
- (X) ALL PARTIES are hereby notified that the above-mentioned judgement will become final unless an appeal to the Court of Common Pleas of Columbia County is taken within THIRTY (30) DAYS FROM THIS DATE.
- (X) The defendant is further notified that an execution to collect the above judgement may be requested by the plaintiff AFTER THIRTY (30) DAYS from this date, unless an appeal is taken or unless satisfactory arrangements are made with this office to pay the judgement in installments.
- (X) Payment shall be made directly to plaintiff, with plaintiff to notify this office when settlement has been reached.

Sincerely,

Nickolas Piazza
District Justice of the Peace

DATE: July 2, 1986

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMON-
WEALTH OF PENNA.

NO. 3 of 1987

WRIT OF EXECUTION

SERVICE ON UNIVERSITY REAL ESTATE

ON December 30, 1987 AT 9:19 A.M., a true and
attested copy of the within Writ of Execution and a true copy
of the Notice of Sheriff's Sale of Real Estate was served on the
defendant, University Real Estate at 317 E. 7th St., Berwick

by handing to Mr. Shotwell, Sr.,

Father and individual in charge at time of service
Service was made by personally handing said Writ of Execution and
Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:

Louise Frantz
Deputy Sheriff

Louise Frantz

For:

John R. Adler

John R. Adler, Sheriff

Sworn and subscribed before me
this 4th day of January, 1988

Tami B. Kline
Tami B. Kline, Prothonotary
Columbia County, Pennsylvania
PROT. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1992

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: December 29, 1987

To: Office of F.A.I.R.
Department of Public Welfare
P.O. Box 8016
Harrisburg, PA 17105

RE: 1st Penna. Bank, N.A. vs University Real Est.
No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler /sb

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

Date: December 29, 1987

To: Small Business Administration

20 N. Penna. Avenue

Room 2327

Wilkes-Barre, PA 18701

RE: 1st Penna. Bank, N.A. vs University Real Est.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler 15b

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: December 29, 1987

To: Internal Revenue Service

P.O. Box 12050

ATTN: SPECIAL PROCEDURES FUNCTION

Phila., PA 19106

RE: 1st Penna. Bank, N.A. vs University Real Estate

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler 15b

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: December 29, 1987

To: Commonwealth of Penna.
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055
Harrisburg, PA 17105

RE: 1st Penna. Bank, N.A. vs University Real Estate
No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: December 29, 1987

To: Thomas C. Zerbe, Jr.

Deputy Attorney General

Collections Unit

Fourth and Walnut Streets
Harrisburg, PA 17120

RE: 1st Penna. Bank, N.A. vs University Real Estate

No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler /sb
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 12-29-87

RE: Sheriff's Sale Advertising Dates

1st Penna. Bank vs University Real Estate
No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Please advertise the enclosed Sheriff's Sale on the following dates:

1st week Jan 14, 1988
2nd week Jan 21, 1988
3rd week Jan 28, 1988

Feel free to contact me if you have any problems.

Sincerely,

John R. Adler sb
John R. Adler
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: 12-29-87

To: Chrysler 1st Business Credit Corp.
c/o Samuel A. Scott, Esq.
B+B Bldg. 546 Hamilton St.
Allentown Pa 18101

RE: 1st Pa. Bank vs University Real Est.
No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler 15b
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1091

Date: 12-29-87

To: Municipal Authority

235 Market St

Bloomsburg Pa 17815

RE: 1st Penna. Bank NA vs University Real Estate Co.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler sb

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURTHOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-724-1891

Date: 12-29-87

To: Harry Melhall
8 W. 1st St.
Hazleton, Pa 18201

RE: 1st Penna Bank vs University Real Estate
No. 3 of 1987 ED No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler sb
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1891

Date: 12-29-87

To: Shirley Yorks

1900 N. Market St.

Berwick Pa 18603

RE: 1st Penna. Bank vs University Real Est.

No. _____ of _____ ED

No. _____ of _____ JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler sb

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: 12-29-87

To: Sewer Auth.

Catawissa Boro

P.O. Box 44

Catawissa Pa 17820

RE: 1st Penna Bank vs University Real Est.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler (sb)

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: 12-29-87

To: Mae Hollingshead

214 N. St.

Catawissa Pa 17820

RE: 1st Penna Bank vs University Rent Est.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler, sb

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

Date: 12-29-87

To: Connie K. Gingham

120 R. F. 3rd St

Berwick Pa 18603

RE: 1st Penna Bank vs University Real Est.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1891

Date: 12-29-87

To: Chris Klinger

Boro of Berwick

344 Market St

Berwick Pa 18603

RE: 1st Penna. Bank vs University Real Est.

No. 3 of 1987 ED

No. 1129 of 1986 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
John R. Adler
Sheriff

December 21, 1987

JONATHAN DeYOUNG
DAVID I. DAVIS

JOHN L. WALFISH
KENNETH N. GIURICH*
ELAINE M. ROSS
*also Member of New Jersey Bar

RAULPH J. SAULINO, C.P.A.
JOHN L. WALSH
Field Representative
MARGUERITE A. WALSH
Office Administrator

Ms. Sue Beaver
SHERIFF'S DEPARTMENT OF
COLUMBIA COUNTY
Columbia County Court House
Bloomsburg, PA 17815

RE: First Pennsylvania Bank, N.A., et al.
vs. University Real Estate Co., Inc.
Civil Action No. 1129-1986

Dear Sue:

As per your request, enclosed please find a copy of the Stipulation between Acceptance Associates of America, Inc. and University Real Estate Company with reference to the above matter.

Please call should you have any questions or problems.

Thank you.

Very truly yours,



David I. Davis

DID/li

Enclosure

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re:

UNIVERSITY REAL ESTATE CO

Debtor

: Chapter 11

:

: Bankruptcy No. 5-87-00136

ACCEPTANCE ASSOCIATES OF AMERICA,
INC.,

(Moving Party)

vs.

UNIVERSITY REAL ESTATE CO.

(Debtor-Respondent)

O R D E R

AND NOW, this 18 day of August, 1987, upon consideration of the within Stipulation between Acceptance Associates of America, Inc. and University Real Estate Co., it is hereby:

ORDERED and DIRECTED, that the said Stipulation shall be and hereby is approved.

By the Court:

Thomas C. Gibbons

Thomas C. Gibbons
Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: : Chapter 11
UNIVERSITY REAL ESTATE CO :
Debtor : Bankruptcy No. 5-87-00136

ACCEPTANCE ASSOCIATES OF AMERICA,
INC.,

(Moving Party)

vs.

UNIVERSITY REAL ESTATE CO.

(Debtor-Respondent)

S T I P U L A T I O N

University Real Estate Co., (the "Debtor") by and through its attorney, Stephen G. Bresset, Esquire, and Acceptance Associates of America, Inc, ("Acceptance Associates") by and through its attorneys Silberman & Raslavich, hereby stipulate and agree as follows:

1. On or about December 2, 1985, Acceptance Associates loaned to the Debtor the sum of \$97,000.00.

2. As security for repayment of the aforesaid sum, the Debtor granted to Acceptance Associates a mortgage (hereinafter the "Mortgage") on certain real properties, together with the improvements thereon located at and known as 1) 625 W. Front Street, Berwick, PA; 2) 147 W. 1st Ave., Catawissa, PA; 3) 317 E. 7th street, Berwick, PA; and 4) 420 W. Main Street,

Bloomsburg, PA (hereinafter collectively referred to as the "Properties")

3. On January 14, 1987, pursuant to a certain Stipulation, (the "Stipulation") entered into between Acceptance Associates, as Plaintiff, and the Debtor, Kline Heating and Air Conditioning, Charles R. Shotwell, Jr., and Linda B. Shotwell, husband and wife, as Co-Defendants, judgment against said Co-Defendants was entered in the amount of \$112,173.29 by the Court of Common Pleas of the 26th Judicial District of Columbia County, in an action docketed to #1064-1986 (the "Civil Action"). A true and correct copy of the Stipulation and the Order of Court approving the same, are attached hereto collectively marked Exhibit "A."

4. The Debtor filed a petition for Relief under Chapter 11 of Title 11 of the United States Code on March 4, 1987.

5. On or about April 10, 1987, Acceptance Associates filed a Motion for Relief from the Automatic Stay, a true and correct copy of which is attached hereto marked Exhibit "B."

6. By Order dated May 7, 1987, Judgment by Default was entered against the Debtor and the stay imposed by Section 362(a) of the Bankruptcy Code was modified to permit Acceptance Associates to proceed to foreclosure on the Mortgage. A true and correct copy of the Court's Order is attached hereto marked Exhibit "C."

7. On June 17, 1987, the Debtor filed a Petition to Set Aside Default Judgment, a true and correct copy of which is

attached hereto marked Exhibit "D." A hearing on the said Petition is scheduled for July 9, 1987.

8. Acceptance Associates and the Debtor desire to amicably resolve their differences with respect to this Court's Order of May 7, 1987, and the aforesaid Petition to Set Aside Default Judgment, and accordingly further agree as follows:

a.) The Debtor agrees that as to Acceptance Associates cause exists for modification of the Automatic Stay imposed by Section 362 of the Bankruptcy Code. Accordingly, the Debtor's Petition to Set Aside Default Judgment shall be and is hereby deemed withdrawn, and this Court's Order of May 7, 1987, modifying the Automatic Stay as to Acceptance Associates shall continue in full force and effect.

b) The Debtor shall cause the Stipulation attached hereto as Exhibit "E" to be executed. The said Stipulation provides for the Amendment of the amount of the judgment entered in the Civil Action to reflect additional accrued interest and professional fees.

c) Acceptance Associates agrees to limit its recovery of the indebtedness owed to it by the Debtor and the remaining Co-Defendants in the Civil Action to such amount or amounts as it may realize from the Properties, whether by way of foreclosure or otherwise, and shall not seek or assert any deficiency with respect to such indebtedness against the Debtor or any of the remaining Co-Defendants in the Civil Action.

IN WITNESS WHEREOF, the undersigned counsel, being

authorized so to do, have hereunto set their hands.

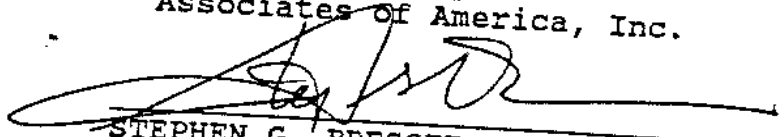
Date: 7/2/87

Silberman & Raslavich

By: 

STEPHEN RASLAVICH
Thirteenth Floor
One Penn Center
At Suburban Station
Philadelphia, PA 19103
(215) 557-8000
Attorney for Acceptance
Associates of America, Inc.

Date: 7/10/87


STEPHEN G. BRESSET
606 Church Street
Honesdale, PA 18431
Attorney for University Real
Estate Co.

LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 East DeKalb Pike
King of Prussia, PA 19406
(215) 265-4600

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

FIRST PENNSYLVANIA BANK, N.A.,
CENTRAL PENN NATIONAL BANK,
FIDELITY BANK, N.A., and
HAMILTON BANK, Assignees as
their interests may appear by
and through ACCEPTANCE ASSOCIATES
OF AMERICA, INC., Assignor,

Plaintiffs,

vs.

UNIVERSITY REAL ESTATE CO.,
KLINE HEATING AND AIR
CONDITIONING, CHARLES R.
SHOTWELL, JR., and LINDA
B. SHOTWELL, husband and wife,

Defendants.

NO. 1064 - 1986

CIVIL ACTION - LAW

COMPLAINT FOR CONFESSION
OF JUDGMENT

ORDER

AND NOW, this 14th day of January, 1987, the foregoing
Stipulation of the parties is hereby made an Order of this Court.

BY THE COURT:

18/ Jay W. Meyer J.

JAN 23 6 11 AM '87

WHEREAS, plaintiff filed an Answer thereto on November 7, 1986; and

WHEREAS, the parties have discussed their respective positions and agree to an amicable resolution which they desire to reduce to writing.

NOW THEREFORE, It is hereby stipulated and agreed that:

1. The Petition to Set Aside the confessed judgment is hereby withdrawn.

2. The confessed judgment is hereby amended as follows:

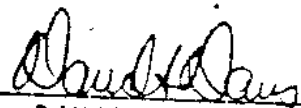
PRINCIPAL BALANCE:	\$ 96,824.36
INTEREST:	10,007.34
LATE CHARGES:	500.37
ATTORNEYS FEES:	4,841.22
TOTAL:	\$112,173.29

3. Plaintiff shall be permitted to execute on the amended judgment forthwith.


4. The parties further agree that this Stipulation shall be made an Order of Court.

Dated: 12/31/86

Dated: 1-14-87



DAVID I. DAVID, ESQ.
Attorney for Plaintiff



GAILLEY C. KELLER, ESQ.
Attorney for Defendants

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re:

: Chapter 11

UNIVERSITY REAL ESTATE CO.

:

Debtor

: Bankruptcy No. 5-87-00136

ACCEPTANCE ASSOCIATES OF AMERICA, INC.
(Moving Party)

vs.

UNIVERSITY REAL ESTATE CO.
(Debtor-Respondent)

NOTICE OF HEARING TO CONSIDER MOTION

Please take notice that a hearing will be held before the Honorable _____, United States Bankruptcy Judge, in Courtroom _____ at the United States Bankruptcy Court, 217 Federal Building, 197 S. Main Street, Wilkes Barre, PA, 18701, on _____, 1987, at _____ a.m., or as soon thereafter as counsel can be heard, to consider the motion (the "Motion") of Acceptance Associates of America, Inc. For Relief From The Automatic Stay Under Section 362 Of The United States Bankruptcy Code. A copy of the Motion is attached.

The hearing scheduled herein may be adjourned from time to time without further notice to interested parties by announcement of such adjournment in Court on the date scheduled for the hearing.

Date: _____, 1987

Silberman & Raslavich

STEPHEN RASLAVICH
13th Floor, One Penn Center
Suburban Station
Philadelphia, PA 19103