

**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

September 8, 1988

Ms. Susan S. Beaver  
Deputy Sheriff of Columbia County  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

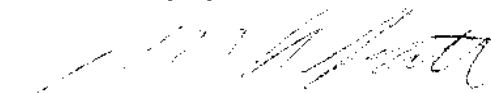
RE: CHRYSLER/UNIVERSITY

Dear Ms. Beaver:

This will confirm my telephone conversation with you on Thursday, September 8, 1988 in which I advised you that the rights of the Sheriff's Deed to the property at 420 Main Street, Bloomsburg, PA. had been assigned to David Spiwak and that a deed could be issued immediately at the instruction of his attorney Michael Gregorowicz.

Thank you for your continued assistance in this matter.

Sincerely yours,



Samuel A. Scott, Esquire  
SAS:neh  
xc: Robert A. Spoleti  
Michael Gregorowicz, Esquire

# LIEN CERTIFICATE

DATE 4/14/88

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1987, in Bloomsburg, Town are as follows:

Owner or Reputed Owner: University Real Estate

Owner since 5/85

Former Owner: Arcus Bros L.T.D.

Parcel No. 05W-06-04

Description 420 W. 2nd St.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1987	121.63	195.67	650.47	967.77
			311.58	311.58
			TCB FEE	30.00
			TOTAL	1,309.35

The above figures represent the amounts due during the month of May 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Director

*D. Long*

*62  
7/6/88*

# LIEN CERTIFICATE

DATE 4/14/88

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 19 87, in Berwick Borough are as follows:

Owner or Reputed Owner: University Real Estate

Owner since 5/85

Former Owner: Shotwell, Charles R. Sr. & Linda Bird

Parcel No. 04.1-09-74

Description Lot #217 E. 7th St.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1987	20.53	29.86	96.41	146.80
1986	0	0	97.64	97.64
			TCB FEE	30.00
			TOTAL	274.44

The above figures represent the amounts due during the month of May 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

*[Signature]*  
Director

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date April 16, 19 88

**OWNER OR REPUTED OWNER**

Shoemaker, Marvin & Patricia  
Owner since  
Former Owner University Real Estate

**DESCRIPTION OF PROPERTY**

242 Iron St.

**PARCEL NUMBER**

06L-5-13

IN Bloomburg, Town Township  
Borough  
City

This is to certify that, according to our records, there are no unpaid Taxes on  
the above mentioned property as of December 31, 19 87

Requested by: John Adler, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00

FEE - \$2.00

DJ  
9/6/88

D. Long

MYLOTTE DAVID & FITZPATRICK

67 N. CHURCH STREET  
HAZLETON, PA. 18201

1320

July 11, 1988

60-1/313

PAY

TO THE

ORDER OF

Columbia County Sheriff

\$ 27.45

Twenty Seven and 45/100-----

DOLLARS

Peter Deeb

**NORTHEASTERN BANK**

of Pennsylvania  
Hazleton Office  
Hazleton, Pennsylvania 18201

an affiliate of PNC Financial Group

FOR



⑈001320⑈ ⑆031300012⑆ 051040035⑈

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Registered Delivery

3. Article Addressed to: Small Business Admin.  
20 N. Penna. Ave.  
Rm. 2327  
Wilkes-Barre, PA 18701

4. Article Number: P 587 123 305  
Type of Service: ☒ Registered Delivery  
☐ Insured Mail  
☐ Signature Required  
☐ Restricted Mail

**Domestic Return Receipt**

1. ☐ Restricted Delivery

2. ☐ Insured

3. ☐ COD

4. Article Number: **P-589 128 343 17**

5. Registered Mail

6. Signature of addressee or agent and DATE DELIVERED.

7. Addressee's Address (ONLY if registered and fee paid)

8. Signature of addressee or agent

9. Signature of addressee or agent

10. Signature of addressee or agent

11. Signature of addressee or agent

12. Signature of addressee or agent

13. Signature of addressee or agent

14. Signature of addressee or agent

15. Signature of addressee or agent

16. Signature of addressee or agent

17. Signature of addressee or agent

18. Signature of addressee or agent

19. Signature of addressee or agent

20. Signature of addressee or agent

21. Signature of addressee or agent

22. Signature of addressee or agent

23. Signature of addressee or agent

24. Signature of addressee or agent

25. Signature of addressee or agent

26. Signature of addressee or agent

27. Signature of addressee or agent

28. Signature of addressee or agent

29. Signature of addressee or agent

30. Signature of addressee or agent

31. Signature of addressee or agent

32. Signature of addressee or agent

33. Signature of addressee or agent

34. Signature of addressee or agent

35. Signature of addressee or agent

36. Signature of addressee or agent

37. Signature of addressee or agent

38. Signature of addressee or agent

39. Signature of addressee or agent

40. Signature of addressee or agent

41. Signature of addressee or agent

42. Signature of addressee or agent

43. Signature of addressee or agent

44. Signature of addressee or agent

45. Signature of addressee or agent

46. Signature of addressee or agent

47. Signature of addressee or agent

48. Signature of addressee or agent

49. Signature of addressee or agent

50. Signature of addressee or agent

51. Signature of addressee or agent

52. Signature of addressee or agent

53. Signature of addressee or agent

54. Signature of addressee or agent

55. Signature of addressee or agent

56. Signature of addressee or agent

57. Signature of addressee or agent

58. Signature of addressee or agent

59. Signature of addressee or agent

60. Signature of addressee or agent

61. Signature of addressee or agent

62. Signature of addressee or agent

63. Signature of addressee or agent

64. Signature of addressee or agent

65. Signature of addressee or agent

66. Signature of addressee or agent

67. Signature of addressee or agent

68. Signature of addressee or agent

69. Signature of addressee or agent

70. Signature of addressee or agent

71. Signature of addressee or agent

72. Signature of addressee or agent

73. Signature of addressee or agent

74. Signature of addressee or agent

75. Signature of addressee or agent

76. Signature of addressee or agent

77. Signature of addressee or agent

78. Signature of addressee or agent

79. Signature of addressee or agent

80. Signature of addressee or agent

81. Signature of addressee or agent

82. Signature of addressee or agent

83. Signature of addressee or agent

84. Signature of addressee or agent

85. Signature of addressee or agent

86. Signature of addressee or agent

87. Signature of addressee or agent

88. Signature of addressee or agent

89. Signature of addressee or agent

90. Signature of addressee or agent

91. Signature of addressee or agent

92. Signature of addressee or agent

93. Signature of addressee or agent

94. Signature of addressee or agent

95. Signature of addressee or agent

96. Signature of addressee or agent

97. Signature of addressee or agent

98. Signature of addressee or agent

99. Signature of addressee or agent

100. Signature of addressee or agent

**SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.**

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional services requested.

1. ☐ Show to whom delivered, date, and addressee's address

2. ☐ Restricted Delivery

3. Article Addressed to:

IRS  
P.O. Box 42450  
Atlanta, Georgia 30384-0050

4. Article Number: **P589 128 292**

5. Registered Mail

6. Signature of addressee or agent

7. Signature of addressee or agent

8. Signature of addressee or agent

9. Signature of addressee or agent

10. Signature of addressee or agent

11. Signature of addressee or agent

12. Signature of addressee or agent

13. Signature of addressee or agent

14. Signature of addressee or agent

15. Signature of addressee or agent

16. Signature of addressee or agent

17. Signature of addressee or agent

18. Signature of addressee or agent

19. Signature of addressee or agent

20. Signature of addressee or agent

21. Signature of addressee or agent

22. Signature of addressee or agent

23. Signature of addressee or agent

24. Signature of addressee or agent

25. Signature of addressee or agent

26. Signature of addressee or agent

27. Signature of addressee or agent

28. Signature of addressee or agent

29. Signature of addressee or agent

30. Signature of addressee or agent

31. Signature of addressee or agent

32. Signature of addressee or agent

33. Signature of addressee or agent

34. Signature of addressee or agent

35. Signature of addressee or agent

36. Signature of addressee or agent

37. Signature of addressee or agent

38. Signature of addressee or agent

39. Signature of addressee or agent

40. Signature of addressee or agent

41. Signature of addressee or agent

42. Signature of addressee or agent

43. Signature of addressee or agent

44. Signature of addressee or agent

45. Signature of addressee or agent

46. Signature of addressee or agent

47. Signature of addressee or agent

48. Signature of addressee or agent

49. Signature of addressee or agent

50. Signature of addressee or agent

51. Signature of addressee or agent

52. Signature of addressee or agent

53. Signature of addressee or agent

54. Signature of addressee or agent

55. Signature of addressee or agent

56. Signature of addressee or agent

57. Signature of addressee or agent

58. Signature of addressee or agent

59. Signature of addressee or agent

60. Signature of addressee or agent

61. Signature of addressee or agent

62. Signature of addressee or agent

63. Signature of addressee or agent

64. Signature of addressee or agent

65. Signature of addressee or agent

66. Signature of addressee or agent

67. Signature of addressee or agent

68. Signature of addressee or agent

69. Signature of addressee or agent

70. Signature of addressee or agent

71. Signature of addressee or agent

72. Signature of addressee or agent

73. Signature of addressee or agent

74. Signature of addressee or agent

75. Signature of addressee or agent

76. Signature of addressee or agent

77. Signature of addressee or agent

78. Signature of addressee or agent

79. Signature of addressee or agent

80. Signature of addressee or agent

81. Signature of addressee or agent

82. Signature of addressee or agent

83. Signature of addressee or agent

84. Signature of addressee or agent

85. Signature of addressee or agent

86. Signature of addressee or agent

87. Signature of addressee or agent

88. Signature of addressee or agent

89. Signature of addressee or agent

90. Signature of addressee or agent

91. Signature of addressee or agent

92. Signature of addressee or agent

93. Signature of addressee or agent

94. Signature of addressee or agent

95. Signature of addressee or agent

96. Signature of addressee or agent

97. Signature of addressee or agent

98. Signature of addressee or agent

99. Signature of addressee or agent

100. Signature of addressee or agent



1. **Article Number**  
P-587 128 340

2. **Type of Service**  
☐ Registered  
☐ Certified  
☐ Insured  
☐ COD  
☐ Express Mail

3. **Article Addressed to:**  
 Acceptance Ass. of America  
 Champagne Bldg.  
 124 Dakota Pike  
 King of Prussia, PA 19406

4. **Article Number**  
P-587 128 332

5. **Type of Service**  
☐ Registered  
☐ Certified  
☐ Insured  
☐ COD  
☐ Express Mail

6. **Article Addressed to:**

7. **Article Addressed to:**

8. **Article Addressed to:**

9. **Article Addressed to:**

10. **Article Addressed to:**

11. **Article Addressed to:**

12. **Article Addressed to:**

13. **Article Addressed to:**

14. **Article Addressed to:**

15. **Article Addressed to:**

16. **Article Addressed to:**

17. **Article Addressed to:**

18. **Article Addressed to:**

19. **Article Addressed to:**

20. **Article Addressed to:**

21. **Article Addressed to:**

22. **Article Addressed to:**

23. **Article Addressed to:**

24. **Article Addressed to:**

25. **Article Addressed to:**

26. **Article Addressed to:**

27. **Article Addressed to:**

28. **Article Addressed to:**

29. **Article Addressed to:**

30. **Article Addressed to:**

31. **Article Addressed to:**

32. **Article Addressed to:**

33. **Article Addressed to:**

34. **Article Addressed to:**

35. **Article Addressed to:**

36. **Article Addressed to:**

37. **Article Addressed to:**

38. **Article Addressed to:**

39. **Article Addressed to:**

40. **Article Addressed to:**

41. **Article Addressed to:**

42. **Article Addressed to:**

43. **Article Addressed to:**

44. **Article Addressed to:**

45. **Article Addressed to:**

46. **Article Addressed to:**

47. **Article Addressed to:**

48. **Article Addressed to:**

49. **Article Addressed to:**

50. **Article Addressed to:**

51. **Article Addressed to:**

52. **Article Addressed to:**

53. **Article Addressed to:**

54. **Article Addressed to:**

55. **Article Addressed to:**

56. **Article Addressed to:**

57. **Article Addressed to:**

58. **Article Addressed to:**

59. **Article Addressed to:**

60. **Article Addressed to:**

61. **Article Addressed to:**

62. **Article Addressed to:**

63. **Article Addressed to:**

64. **Article Addressed to:**

65. **Article Addressed to:**

66. **Article Addressed to:**

67. **Article Addressed to:**

68. **Article Addressed to:**

69. **Article Addressed to:**

70. **Article Addressed to:**

71. **Article Addressed to:**

72. **Article Addressed to:**

73. **Article Addressed to:**

74. **Article Addressed to:**

75. **Article Addressed to:**

76. **Article Addressed to:**

77. **Article Addressed to:**

78. **Article Addressed to:**

79. **Article Addressed to:**

80. **Article Addressed to:**

81. **Article Addressed to:**

82. **Article Addressed to:**

83. **Article Addressed to:**

84. **Article Addressed to:**

85. **Article Addressed to:**

86. **Article Addressed to:**

87. **Article Addressed to:**

88. **Article Addressed to:**

89. **Article Addressed to:**

90. **Article Addressed to:**

91. **Article Addressed to:**

92. **Article Addressed to:**

93. **Article Addressed to:**

94. **Article Addressed to:**

95. **Article Addressed to:**

96. **Article Addressed to:**

97. **Article Addressed to:**

98. **Article Addressed to:**

99. **Article Addressed to:**

100. **Article Addressed to:**

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address

2. ☐ Restricted Delivery

3. **Article Addressed to:**  
 Acceptance Ass. of America  
 Champagne Bldg.  
 124 Dakota Pike  
 King of Prussia, PA 19406

4. **Article Number**  
P-587 128 332

5. **Type of Service**  
☐ Registered  
☐ Certified  
☐ Insured  
☐ COD  
☐ Express Mail

6. **Article Addressed to:**

7. **Article Addressed to:**

8. **Article Addressed to:**

9. **Article Addressed to:**

10. **Article Addressed to:**

11. **Article Addressed to:**

12. **Article Addressed to:**

13. **Article Addressed to:**

14. **Article Addressed to:**

15. **Article Addressed to:**

16. **Article Addressed to:**

17. **Article Addressed to:**

18. **Article Addressed to:**

19. **Article Addressed to:**

20. **Article Addressed to:**

21. **Article Addressed to:**

22. **Article Addressed to:**

23. **Article Addressed to:**

24. **Article Addressed to:**

25. **Article Addressed to:**

26. **Article Addressed to:**

27. **Article Addressed to:**

28. **Article Addressed to:**

29. **Article Addressed to:**

30. **Article Addressed to:**

31. **Article Addressed to:**

32. **Article Addressed to:**

33. **Article Addressed to:**

34. **Article Addressed to:**

35. **Article Addressed to:**

36. **Article Addressed to:**

37. **Article Addressed to:**

38. **Article Addressed to:**

39. **Article Addressed to:**

40. **Article Addressed to:**

41. **Article Addressed to:**

42. **Article Addressed to:**

43. **Article Addressed to:**

44. **Article Addressed to:**

45. **Article Addressed to:**

46. **Article Addressed to:**

47. **Article Addressed to:**

48. **Article Addressed to:**

49. **Article Addressed to:**

50. **Article Addressed to:**

51. **Article Addressed to:**

52. **Article Addressed to:**

53. **Article Addressed to:**

54. **Article Addressed to:**

55. **Article Addressed to:**

56. **Article Addressed to:**

57. **Article Addressed to:**

58. **Article Addressed to:**

59. **Article Addressed to:**

60. **Article Addressed to:**

61. **Article Addressed to:**

62. **Article Addressed to:**

63. **Article Addressed to:**

64. **Article Addressed to:**

65. **Article Addressed to:**

66. **Article Addressed to:**

67. **Article Addressed to:**

68. **Article Addressed to:**

69. **Article Addressed to:**

70. **Article Addressed to:**

71. **Article Addressed to:**

72. **Article Addressed to:**

73. **Article Addressed to:**

74. **Article Addressed to:**

75. **Article Addressed to:**

76. **Article Addressed to:**

77. **Article Addressed to:**

78. **Article Addressed to:**

79. **Article Addressed to:**

80. **Article Addressed to:**

81. **Article Addressed to:**

82. **Article Addressed to:**

83. **Article Addressed to:**

84. **Article Addressed to:**

85. **Article Addressed to:**

86. **Article Addressed to:**

87. **Article Addressed to:**

88. **Article Addressed to:**

89. **Article Addressed to:**

90. **Article Addressed to:**

91. **Article Addressed to:**

92. **Article Addressed to:**

93. **Article Addressed to:**

94. **Article Addressed to:**

95. **Article Addressed to:**

96. **Article Addressed to:**

97. **Article Addressed to:**

98. **Article Addressed to:**

99. **Article Addressed to:**

100. **Article Addressed to:**



17 Restricted Delivery. ☐ Insured ☐ COD

4 Article Number **P-587 128 345**

Type of Service: ☒ Registered ☐ Insured ☐ COD  
☐ Certified ☐ Registered Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

8 Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1 ☐ Show to whom delivered, date, and addressee's address. 2 ☐ Restricted Delivery.

3 Article Addressed to: **Central Penn National Bank**  
**5 Penn Center Plaza**  
**Phila., PA 19103**

4 Article Number **P-587 128 345**

Type of Service: ☒ Registered ☐ Insured ☐ COD  
☐ Certified ☐ Registered Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5 Signature - Addressee ☒

6 Signature - Sender ☒

7 Date of Delivery

8 Addressee's Address (ONLY if requested and fee paid)

PS Form 3841, Feb. 1965

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1 ☐ Show to whom delivered, date, and addressee's address. 2 ☐ Restricted Delivery.

3 Article Addressed to: **Central Penn National Bank**  
**5 Penn Center Plaza**  
**Phila., PA 19103**

4 Article Number **P-587 128 345**

Type of Service: ☒ Registered ☐ Insured ☐ COD  
☐ Certified ☐ Registered Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5 Signature - Addressee ☒

6 Signature - Sender ☒

7 Date of Delivery

8 Addressee's Address (ONLY if requested and fee paid)

PS Form 3841, Feb. 1965

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1 ☐ Show to whom delivered, date, and addressee's address. 2 ☐ Restricted Delivery.

3 Article Addressed to: **Central Penn National Bank**  
**5 Penn Center Plaza**  
**Phila., PA 19103**

4 Article Number **P-587 128 345**

Type of Service: ☒ Registered ☐ Insured ☐ COD  
☐ Certified ☐ Registered Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5 Signature - Addressee ☒

6 Signature - Sender ☒

7 Date of Delivery

8 Addressee's Address (ONLY if requested and fee paid)

PS Form 3841, Feb. 1965

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 9, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.


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

Dear Chris:

Please find enclosed a check for \$500.99 to cover the sewer rental for the above named sheriff sale held in our office in May. The new owners are Peter and Mary Lou Deeb, whose address is 126 E. Chapel Street, Hazleton, PA 18201.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 9, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

Connie K. Gingher  
120 R. E. 3rd Street  
Berwick, PA 18603

Dear Connie:

Please find enclosed a check for \$49.77 to cover the taxes for the above named sheriff sale held in our office in May. The new owners are Peter and Mary Lou Deeb, whose address is 126 E. Chapel Street, Hazleton, PA 18201.

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

Sincerely,

*Susan S. Beaver*  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 9, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

Municipal Authority  
Attn: Barbara Hunsinger  
Town Hall Building  
Bloomsburg, PA 17815

Dear Barbara:

Please find enclosed a check for \$538.17 to cover the sewer rental for the above named sheriff sale held in our office in May. The new owners are David M. and Patricia V. Spiwak, whose address is 603 E. 4th St., Bloomsburg, PA.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 9, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

Geraldine Kern  
Town Hall Building  
Bloomsburg, PA 17815

Dear Mrs. Kern:

Please find enclosed a check for \$290.16 to cover the taxes due for the above named sheriff sale held in our office in May. The new owners are David M. and Patricia V. Spiwak, whose address is 603 E. 4th Street, Bloomsburg, Pa.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file



OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 9, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

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

Dear Susan:

Please find enclosed a check for \$80.00 to cover solicitor expenses for the above named sheriff sale held in our office in May.

Your cooperation in this matter is greatly appreciated.

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

September 6, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

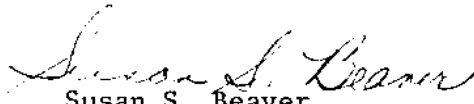
Press Enterprise  
P.O. Box 745  
Bloomsburg, PA 17815

Dear Sir:

Please find enclosed a check for \$397.01 for the advertising for the above named sheriff sale that was held in our office recently.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT \_\_\_\_\_  
DOCKET AND INDEX \_\_\_\_\_  
SET FILE FOLDER UP \_\_\_\_\_  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION \_\_\_\_\_  
COPY OF DESCRIPTION \_\_\_\_\_  
WHEREABOUTS OF LAST KNOWN ADDRESS \_\_\_\_\_  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE \_\_\_\_\_  
WATCHMAN RELEASE FORM \_\_\_\_\_  
AFFIDAVIT OF LIENS LIST \_\_\_\_\_  
CHECK FOR \$500.00 -- \_\_\_\_\_

\* 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 \_\_\_\_\_  
POST ALL DATES ON CALANDER \_\_\_\_\_

- \* SET SALE DATE AT LEAST 2MONTHS 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 \_\_\_\_\_  
\* 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 \_\_\_\_\_  
TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) \_\_\_\_\_

SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_  
PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_  
\* COPY OF WRIT FOR EACH DEFENDANT  
\* NOTICE OF SHERIFF SALE  
\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS \_\_\_\_\_  
\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT \_\_\_\_\_  
\* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_  
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS \_\_\_\_\_

SHERIFF'S SALE OUTLINE JN'TSALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* 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 \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

## BWK. PROPERTY

VS

E.D.

J.D.

\$ 1,570.42

\$ 17.45

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 1402.07

PURCHASER(S) SIGNATURE(S) : 

EIGHT DAYS      \$ 1150.07



SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

420 W. MAIN ST. BLOOMSBURG

CHRYSLER FIRST BUSINESS CREDIT CORP. VS UNIVERSITY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D.

DATE OF SALE: MAY 5, 1988

BID PRICE ( INCLUDES COSTS )

\$ 2,464.96

POUNDAGE 2% BID PRICE

\$ 55.38

TRANSFER TAX 2% BID PRICE

\$

MISC. COSTS

\$

TOTAL NEEDED TO PURCHASE

\$ 2,714.96

PURCHASER(S) : Chrysler First Business Credit Corp.

ADDRESS : Suite 301 1377 E. Enders Street Bldg 2 Bloom.

NAME(S) ON DEED:

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

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 2,714.96

LESS DEPOSIT \$ 250.00

DOWN PAYMENT \$

AMOUNT DUE IN

EIGHT DAYS \$ 2,464.96

# SHERIFF'S SALE

## Distribution Sheet

420 W. Main St., Blbg.

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERSITY REAL ESTATE COMPANY

NO. 946 of 1987 JD

DATE OF SALE: May 5, 1988

NO. 17 of 1988 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) May 5, 1988 and (time) 10:00 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 CHRYSLER FIRST BUSINESS CREDIT CORP.

for the price or sum of Two thousand Six hundred sixty one and 73/100 Dollars.  
CHRYSLER FIRST BUSINESS CREDIT CORP. 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 .....	\$	<u>2661.73</u>	
Poundage .....		<u>53.23</u>	
Transfer Taxes .....		<u>N/A</u>	
Total Needed to Purchase .....	\$		<u>2714.96</u>
Amount Paid Down .....			<u>250.00</u>
Balance Needed to Purchase .....			<u>2464.96</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>121.03</u>	
Poundage .....		<u>53.23</u>	\$ <u>174.26</u>
Newspaper .....			<u>132.33</u>
Printing .....			<u>13.90</u>
Solicitor .....			<u>40.00</u>
Columbia County Prothonotary .....			<u>11.66</u>
Columbia County Recorder of Deeds -			<u>17.99</u>
		Deed copy work	
		Realty transfer taxes	
		State stamps	
Tax Collector ( BLOOMSBURG, 1988 )			<u>290.16</u>
Columbia County Tax Assessment Office .....			<u>17.33</u>
State Treasurer .....			<u>1309.35</u>
Other: DELINQUENT TAXES, 1986 and 1987			<u>538.17</u>
SEWER RENTAL 1988			<u>5.00</u>
TAX CLAIM BUREAU			<u>164.81</u>
<del>IRON ST. PROPERTY COSTS</del>			<u>2714.96</u>
TOTAL EXPENSES:		\$	<u>2714.96</u>

Total Needed to Purchase	\$	<u>2714.96</u>
Less Expenses		
Net to First Lien Holder		
Plus Deposit		<u>250.00</u>
Total to First Lien Holder	BAL. DUE \$	<u>2464.96</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

\_\_\_\_\_  
Sheriff

# SHERIFF'S SALE

## Distribution Sheet

317 E. 7th St., Berwick

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY  
NO. 946 of 1987 JD  
NO. 17 of 1988 ED  
DATE OF SALE: May 5, 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) May 5, 1988 and (time) 10:00 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 CHRYSLER FIRST BUSINESS CREDIT CORP. for the price or sum of One thousand three hundred seventy two and 62/100 Dollars. CHRYSLER FIRST BUSINESS CREDIT CORP. 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 .....	\$ 1,372.62	
Poundage .....	27.45	
Transfer Taxes .....	N/A	
Total Needed to Purchase .....		\$ 1400.07
Amount Paid Down .....		250.00
Balance Needed to Purchase .....		1150.07

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 140.35	
Poundage .....	27.45	\$ 167.80
Newspaper .....		132.34
Printing .....		13.90
Solicitor .....		40.00
Columbia County Prothonotary .....		11.67
Columbia County Recorder of Deeds -	Deed copy work	18.01
	Realty transfer taxes	
	State stamps	
Tax Collector ( BERWICK 1988 )		49.77
Columbia County Tax Assessment Office .....		
State Treasurer .....		21.34
Other: DELINQUENT TAXES 1986 and 1987		274.44
SEWER RENTAL 1988		500.99
TAX CLAIM BUREAU		5.00
IRON ST. BLDG. PROP. COSTS		164.81
TOTAL EXPENSES:		\$ 1400.87

Total Needed to Purchase	\$ 1400.07
Less Expenses	
Net to First Lien Holder	
Plus Deposit	250.00
Total to First Lien Holder	\$ 1150.07

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

# SHERIFF'S SALE - COSTS SHEET

BERWICK PROPERTY

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERSITY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D. DATE OF SALE May 5, 1988

DOCKET & LEVY	\$ 9.33
SERVICE	67.66
MAILING	11.70
ADVERTISING, SALE BILLS & NEWSPAPERS	6.00
POSTING HANDBILLS	9.33
MILEAGE	15.00
CRYING/ADJOURN OF SALE	2.33
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER _____	_____

TOTAL . . . . . \$ 140.35

PRESS-ENTERPRISE, INC.	\$ 132.34
HENRIE PRINTING	13.90
SOLICITOR'S SERVICES	40.00

TOTAL . . . . . \$ 186.24

PROTHONOTARY: LIENS LIST	\$ 6.67
DEED NOTARIZATION	5.00
OTHER _____	_____

TOTAL . . . . . \$ 11.67

RECORDER OF DEEDS: COPYWORK	\$ 2.84
DEED	13.50
OTHER _____	1.67

TOTAL . . . . . \$ 18.01

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19 <sup>88</sup>	\$ 49.77
SCHOOL TAXES, DISTRICT _____, 19____	_____
DELINQUENT TAXES, 19 <sup>86</sup> , 19 <sup>87</sup> , 19____, 19____	274.44

TOTAL . . . . . \$ 324.21

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY BERWICK, 19 <sup>88</sup>	\$ 500.99
WATER - MUNICIPALITY _____, 19____	_____

TOTAL . . . . . \$ 500.99

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 21.34

MISCELLANEOUS: TAX CLAIM BUREAU	\$ 5.00
---------------------------------	---------

TOTAL . . . . . \$ 5.00

TOTAL COSTS . . . . . \$ 1,207.81

*Iron St. Prop. Costs*  
164.81  
1,372.62

## SHERIFF'S SALE - COSTS SHEET

420 WEST MAIN STREET,  
BLOOMSBURG

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERSITY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D. DATE OF SALE May 5, 1988

DOCKET & LEVY	\$ 9.34
SERVICE	53.66
MAILING	11.70
ADVERTISING, SALE BILLS & NEWSPAPERS	6.00
POSTING HANDBILLS	9.00
MILEAGE	10.00
CRYING/ADJOURN OF SALE	2.33
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER	

TOTAL . . . . . \$ 121.03

PRESS-ENTERPRISE, INC.	\$ 132.33
HENRIE PRINTING	13.90
SOLICITOR'S SERVICES	40.00

TOTAL . . . . . \$ 186.23

PROTHONOTARY: LIENS LIST	\$ 6.66
DEED NOTARIZATION	5.00
OTHER	

TOTAL . . . . . \$ 11.66

RECORDER OF DEEDS: COPYWORK	\$ 2.83
DEED	13.50
OTHER	1.66

TOTAL . . . . . \$ 17.99

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19 <sup>88</sup>	\$ 290.16
SCHOOL TAXES, DISTRICT	
DELINQUENT TAXES, 19 <sup>86</sup> , 19 <sup>87</sup> , 19 <sup>88</sup> , 19 <sup>89</sup>	1309.35

TOTAL . . . . . \$ 1,599.51

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY BLOOMSBURG, 19 <sup>88</sup>	\$ 538.17
WATER - MUNICIPALITY	

TOTAL . . . . . \$ 538.17

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 17.33

MISCELLANEOUS: TAX CLAIM BUREAU	\$ 5.00
---------------------------------	---------

TOTAL . . . . . \$ 5.00

TOTAL COSTS . . . . . \$ 2,497.25

Incl. St. Prop. costs 164.81  
 2,662.06  
 - 33  
 2661.73



# HERIFF'S SALE - COSTS SHE

242 IRON STREET, BLOOMSBURG

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERSITY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D. DATE OF SALE May 5, 1988

DOCKET & LEVY  
SERVICE  
MAILING  
ADVERTISING, SALE BILLS & NEWSPAPERS  
POSTING HANDBILLS  
MILEAGE  
CRYING/ADJOURN OF SALE  
SHERIFF'S DEED  
DISTRIBUTION  
OTHER

\$ 9.33  
46.67  
11.70  
6.00  
9.34  
2.50  
2.34  
10.00  
9.00

TOTAL . . . . . \$ 106.88

PRESS-ENTERPRISE, INC.  
HENRIE PRINTING  
SOLICITOR'S SERVICES

\$ 132.34  
13.90  
40.00

TOTAL . . . . . \$ 186.24

PROTHONOTARY: LIENS LIST  
DEED NOTARIZATION  
OTHER

\$ 6.67  
5.00

TOTAL . . . . . \$ 11.67

RECORDER OF DEEDS: COPYWORK  
DEED  
OTHER

\$ 2.83  
13.50  
1.67

TOTAL . . . . . \$ 18.00

REAL ESTATE TAXES:  
BOROUGH/TWP. & COUNTY TAXES, 19  
SCHOOL TAXES, DISTRICT, 19  
DELINQUENT TAXES, 19, 19, 19, 19

\$

TOTAL . . . . . \$

MUNICIPAL RENTS:  
SEWER - MUNICIPALITY, 19  
WATER - MUNICIPALITY, 19

\$

TOTAL . . . . . \$

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 15.33

MISCELLANEOUS: TAX CLAIM BUREAU \$ 5.00

TOTAL . . . . . \$ 5.00

TOTAL COSTS . . . . . \$ 343.12

1442.1  
2) 329.62  
2  
343.12

## SHERIFF'S SALE - COSTS SHE

BERWICK PROPERTY AND 420 WEST  
MAIN ST. BLOOMSBURG

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERISTY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D. DATE OF SALE May 5, 1988

DOCKET & LEVY	\$ 18.67
SERVICE	121.32
MAILING	23.40
ADVERTISING, SALE BILLS & NEWSPAPERS	12.00
POSTING HANDBILLS	18.66
MILEAGE	25.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER	

TOTAL . . . . . \$ 245.05

PRESS-ENTERPRISE, INC.	\$ 264.67
HENRIE PRINTING	27.80
SOLICITOR'S SERVICES	80.00

TOTAL . . . . . \$ 372.47

PROTHONOTARY: LIENS LIST	\$ 13.33
DEED NOTARIZATION	5.00
OTHER	

TOTAL . . . . . \$ 18.33

RECORDER OF DEEDS: COPYWORK	\$ 5.67
DEED	14.00
OTHER	3.33

TOTAL . . . . . \$ 23.00

REAL ESTATE TAXES: BWK. \$49.77 BLBG. \$290.16	
BOROUGH/TWP. & COUNTY TAXES, 19 <sup>88</sup>	\$ 339.93
SCHOOL TAXES, DISTRICT	
DELINQUENT TAXES, 19 <sup>86</sup> , 19 <sup>87</sup> , 19 <sup>88</sup> , 19 <sup>89</sup>	1583.79
BWK. \$274.44 BLBG. \$1309.35	

TOTAL . . . . . \$ 1,923.72

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY BWK. & BLBG., 19 <sup>88</sup>	\$ 1039.16
WATER - MUNICIPALITY, 19 <sup>88</sup>	
BWK. \$500.99 BLBG. \$538.17	

TOTAL . . . . . \$ 1,039.16

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 38.67

MISCELLANEOUS: TAX CLAIM BUREAU \$ 10.00

TOTAL . . . . . \$ 10.00

TOTAL COSTS . . . . . \$ 3,670.40

359.64

4000.04

## SHERIFF'S SALE - COSTS SHE

CHRYSLER FIRST BUSINESS CREDIT CORP.

VS. UNIVERSITY REAL ESTATE COMPANY

NO. 17 of 1988 E.D. NO. 946 of 1987 J.D. DATE OF SALE May 5, 1988

DOCKET & LEVY	\$ 28.00
SERVICE	165.00
MAILING	35.10
ADVERTISING, SALE BILLS & NEWSPAPERS	18.00
POSTING HANDBILLS	28.00
MILEAGE	27.50
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER	

TOTAL . . . . . \$ 327.60

PRESS-ENTERPRISE, INC.	\$ 397.01
HENRIE PRINTING	41.70
SOLICITOR'S SERVICES	90.00

TOTAL . . . . . \$ 528.71

PROTHONOTARY: LIENS LIST	\$ 20.00
DEED NOTARIZATION	5.00
OTHER	

TOTAL . . . . . \$ 25.00

RECORDER OF DEEDS: COPYWORK	\$ 8.50
DEED	14.50
OTHER	5.00

TOTAL . . . . . \$ 28.00

REAL ESTATE TAXES: BWK. \$49.77 BLBG. \$290.16	
BOROUGH/TWP. & COUNTY TAXES, 19 88	\$ 339.93
SCHOOL TAXES, DISTRICT 19 86, 19 87, 19 88, 19 89	1583.79
DELINQUENT TAXES, 19 86, 19 87, 19 88, 19 89	
BWK. \$274.44 BLBG. \$1309.35	

TOTAL . . . . . \$ 1,923.72

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY BWK. & BLBG. 19 88	\$ 1039.16
WATER - MUNICIPALITY 19 88	
BWK. \$500.99 BLBG. \$538.17	

TOTAL . . . . . \$ 1,039.16

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 54.00

MISCELLANEOUS: TAX CLAIM BUREAU \$ 15.00

TOTAL . . . . . \$ 15.00

TOTAL COSTS . . . . . \$ 3,941.19

**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

August 19, 1988

Ms. Susan S. Beaver  
Deputy Sheriff of Columbia County  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

RE: CHRYSLER/UNIVERSITY

Dear Sue:

Enclosed please find the five (5) pages of cost sheets which I located in my file in regard to the above captioned action.

I hope that it gives you the information you need. If not please give me a call.

This will also confirm our telephone conversation of today in which I indicated you should hold up on the issuance of our Deed until I contact you next week. I believe we have a buyer for the Main Street property.

Thank you very much.

Sincerely yours,



Samuel A. Scott, Esquire  
SAS:neh  
xc: Robert A. Spoletti

**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

July 29, 1988

Ms. Susan S. Beaver  
Depty Sheriff of Columbia County  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

RE: CHRYSLER/UNIVERSITY


Dear Ms. Beaver:

This will confirm that we have received payment on the Berwick property in regard to the above captioned matter and that a Deed can be issued as per the instructions of Attorney Ferdinand.

This will also confirm that I have caused payment of \$427.50 to be made directly to the Commonwealth in satisfaction of the lien referred to in your letter of July 13, 1988. I am sorry that I did not respond to your letter of July 13, 1988 within 10 days, however, I did not receive it until July 22, 1988.

Once again your continued cooperation in this matter is greatly appreciated.

Sincerely yours,

  
Samuel A. Scott, Esquire  
SAS:neh  
xc: Robert A. Spoleti



**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

July 18, 1988

Ms. Susan S. Beaver  
Deputy Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Chrysler/University

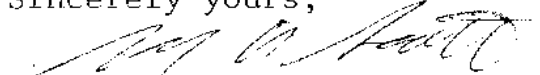
Dear Ms. Beaver:

In regard to the Berwick property in the above captioned Sheriff's Sale this will confirm that the sale price was \$9,000.00 and that all transfer taxes are to be paid by Neal Forte and Peter Deeb who are represented by Joseph R. Ferdinand, Esq., 67 North Church St, Hazleton, PA 18201, (717) 454-5575.

We are in possession of a personal check and as I advised your office we DO NOT authorize the issuance of a deed at this time. As soon as the personal check has cleared we will authorize issuance of the deed. This should take place within the next several days.

If you have any questions or need any additional information, please let me know.

Sincerely yours,



Samuel A. Scott, Esquire  
SAS:neh  
xc: Robert A. Spoleti

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

July 13, 1988

CHRYSLER 1ST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

Samuel A. Scott  
546 Hamilton Street  
Allentown, PA 18101

Dear Mr. Scott:

This letter is in regards to the Corporation Taxes filed by the Commonwealth of Penna., Department of Revenue. At the time of the sale, our solicitor stated that these taxes were a first lien and that they must be paid prior to satisfying the mortgage. (72 P.S. § 1401). The total amount of these taxes are \$427.50. I have enclosed a copy of the taxes due from the Department of Revenue for your use in paying these taxes. I would like confirmation from your office within ten (10) days as to the payment of these taxes.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

xc:file

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

July 13, 1988

CHRYSLER 1ST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

Samuel A. Scott  
546 Hamilton Street  
Allentown, PA 18101

Dear Mr. Scott:

This letter is in regards to the recent letter I received from your office. The deed that is to be recorded for the property located in Berwick will be recorded by our office after we receive the following: I need to know how much the property was sold for, so that I can figure the amount for the transfer taxes. These taxes will have to be paid before the deed can be recorded. I need the address of the person/business that the deed is going to be recorded.

Please notify me as soon as possible as to the recording of this deed, so that I may clear this matter up with our office.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

MYLOTTE, DAVID & FITZPATRICK  
ATTORNEYS AT LAW  
87 NORTH CHURCH STREET  
HAZLETON, PENNSYLVANIA 18201

(717) 454-5575

JOSEPH P. MYLOTTE\*  
CHARLES A. FITZPATRICK, III\*  
WILLIAM J. JOHNSON, JR.††  
WALTER J. TIMMY, III  
GRAHAM P. RICHARDS, JR.  
JOHN C. JANOS  
ROBERT J. CASEY, JR.\*  
DANIEL A. MISCavige  
WILLIAM C. MCGOVERN  
FRANCINE T. LASCOROM\*  
JOSEPH R. BARANKO, JR.  
JAMES H. BROWN, JR.  
JOHN C. ACIUREWICZ  
DIANNE A. RICHTER†  
MARK L. RICHTER†  
TIMOTHY J. GRALLAN  
PATRICK SMITH  
EMILY A. ZITZELG  
EDWARD J. MCCARTHY

EDWARD J. DAVID  
WALTER J. TIMMY, JR.  
JOHN A. FITZPATRICK\*  
JOSEPH P. RYAN  
ROBERT J. GILLESPIE, JR.  
JOSEPH P. GARAY  
JOSEPH R. FERDINAND  
ELISA BORGIONANI  
KATHY A. O'NEILL†  
BRUCE K. ANDERS  
JOAN DEVLIN DALY  
SUSAN M. McDERMOTT  
TERRY ELIZABETH SILVA  
MARK L. BULLOCK  
CHRISTINE E. MCCAFFERTY†  
CAROL M. BARRY  
MICHAEL SENYECUT, III  
MICHAEL P. MORLEY  
THOMAS F. SHIELDS

KENNEDY BUILDING, 7TH FLOOR  
1800 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PENNSYLVANIA 19103  
(215) 751-0450

210 HADDON AVENUE  
WESTMONT, NEW JERSEY 08060  
(609) 858-5022

P.O. BOX 648  
10 VETERANS SQUARE  
MEDIA, PENNSYLVANIA 19060  
(215) 665-5353

BICENTENNIAL BUILDING  
SUITE 200, 15 PUBLIC SQUARE  
WILKES-BARRE, PENNSYLVANIA 18701  
(717) 824-7739

NORTHEASTERN PENNSYLVANIA  
OFFICES

ROBERT J. GILLESPIE, JR.  
JOSEPH R. FERDINAND  
DANIEL A. MISCavige  
BRUCE K. ANDERS  
JOSEPH R. BARANKO, JR.  
JOHN C. ACIUREWICZ

OF COUNSEL

ROBERT J. GILLESPIE, SR.  
ISRAEL T. KLAPPER

*Please Reply to Hazleton*

† ALSO MEMBER NEW JERSEY BAR  
†† ALSO MEMBER MASSACHUSETTS BAR  
\* ALSO MEMBER MARYLAND BAR

July 11, 1988

Sheriff's Office  
ATTN: Sue Beaver  
Columbia County Court House  
Bloomsburg, Pennsylvania 17815

Re: Property of Chrysler First Business  
Credit Corp. (Shotwell)

Dear Sue:

I was finally able to discuss the matter of assignment of the Deed with my client, Peter Deeb. I wish to advise that title should be issued in the name of Peter Deeb and Mary Lou Deeb, his wife, of the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania. Enclosed is our check in the amount of \$27.45 payable to the Columbia County Sheriff for all transfer taxes and recording costs.

By copy of this letter, I am advising Attorney Scott that I am sending out his check as well.

Very truly yours,

  
JOSEPH R. FERDINAND

JRF:smt  
Enclosure (Check)  
cc: Mr. and Mrs. Peter Deeb  
Samuel Scott, Esquire

**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

June 30, 1988

Sheriff of Columbia County  
Courthouse - P O Box 380  
Bloomsburg, Pennsylvania 17815  
Attn: Sue Beaver

Re: Property sold at Sheriff Sale/May 5, 1988  
Chrysler vs. University Real Estate  
No 17 of 1988 E.D. No 946 of 1987 J.D.

Dear Ms. Beaver:

In regard to the above captioned matter please be advised that the property, 420 West Main Street, Bloomsburg, Pennsylvania, may be deeded to Chrysler First Business Credit Corporation.

In regard to the property, 317 East 7th Street, Berwick, Pennsylvania, I am working out the final arrangements of the sale to a Mr. Neil Forte who is represented by Attorney Joseph Ferdinand Jr..

We have agreed to assign the property to them upon payment of the balance agreed, which has not yet been received. I am assured that the balance will be forthcoming within the next few days at which time I would forward either a letter of direction or assignment to you whichever you required to have a deed issued as Mr. Ferdinand requests.

At present, however, the deal is not concluded. No deed should be issued in regard to the Berwick property until final payment has been made.

Thank you very much for your attention to this matter.

Sincerely yours,



Samuel A. Scott, Esquire

SAS/mjs  
xc: Robert A. Spoletti

**Samuel A. Scott**  
ATTORNEY-AT-LAW  
THE B & B BUILDING  
546 HAMILTON STREET  
ALLENTOWN, PENNSYLVANIA 18101  
PHONE (215) 432-1919

May 16, 1988

Sheriff of Columbia County  
Columbia County Courthouse  
Bloomsburg, Pennsylvania 17815

Attention: Louise Frantz

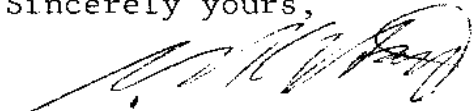
RE: University Real Estate Company

Dear Ms. Frantz:

Enclosed please find Chrysler First's check in the amount of \$3,615.03 to cover costs in regard to the Sheriff's Sale that was held on May 5, 1988.

Thank you very much.

Sincerely yours,



Samuel A. Scott, Esquire  
SAS:neh  
Enclosure



CHECK NO. 20697

BANK OF AMERICA, NT & SA 11-35  
SAN FRANCISCO, CALIFORNIA 1210

ALLENTOWN, PA

DATE May 5, 1988

PAY Three Thousand Six Hundred Fifteen Dollars and Three Cents

\$3,615.03

TO  
THE ORDER OF Columbia County SheriffCHRYSLER FIRST  
BUSINESS CREDIT CORPORATION*E. M. Derancker*  
AUTHORIZED SIGNATURE

⑈6900220697⑈ ⑆121000358⑆ 12336⑈01873⑈

DETACH HERE BEFORE DEPOSITING

	ACCOUNT	DESCRIPTION	NET
9-02	400-062	In payment of a/c 2424 - University Real Estate Property purchased at Sheriff Sale 420 Main St., Bloomsburg, PA 317 East 7th Street, Berwick, PA	\$3,615.03

OFFICE OF  
**JOHN R. ADLER**



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

PHONE  
**717-784-1891**

April 6, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.


Samuel A. Scott  
546 Hamilton Street  
Allentown, PA 18101

Dear Mr. Scott:

Please find enclosed three (3) certified returns of postings for the above named sheriff sale scheduled for May 5, 1988 at 10:00 A.M. to be held in the sheriff's office. Also enclosed is a copy of the sale bill that was posted on the properties.

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. 17 of 1988

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

March 30, 1988 at 9:40 A.M. POSTED A COPY OF THE SHERIFF'S  
SALE BILL ON THE PROPERTY OF 317 E. 7th Street, Berwick, PA 18603  
posted a copy of the sale bill on the front door  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF Tim Chamberlain and Louise Frantz

SO ANSWERS:

Tim Chamberlain Louise Frantz  
Deputy Sheriff

Tim Chamberlain and Louise Frantz

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this  
6<sup>th</sup> day of April 1988

Tami B. Kline, Betty Stout  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

NOTARY & CLERK OF COURT

MY COMMISSION EXPIRES 12/31/92

PHONE:  
717-784-1991

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Key Betty Strait  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

10. 11. 1922

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. 17 of 1988

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

March 30, 1988 at 11:16 A.M. POSTED A COPY OF THE SHERIFF'S  
SALE BILL ON THE PROPERTY OF 420 W. Main Street, Bloomsburg, PA 17815  
posted sale bill to front window  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF Tim Chamberlain and Louise Frantz

SO ANSWERS:

Tim Chamberlain Louise Frantz  
Deputy Sheriff  
Tim Chamberlain Louise Frantz

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this  
6<sup>th</sup> day of April 1988

Betty Street  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717 - 784 - 1991

March 24, 1988

CHRYSLER FIRST BUSINESS CREDIT CORP. VS. UNIVERSITY REAL ESTATE COMPANY

No. 17 of 1988 E.D.  
No. 946 of 1987 J.D.

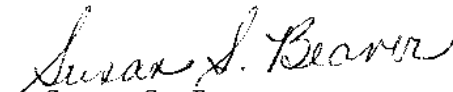
Samuel A. Scott  
546 Hamilton Street  
Allentown, PA 18101

Dear Mr. Scott:

Please find enclosed certified service returns for the above named sheriff sale. The sale is scheduled for May 5, 1988 at 10:00 A.M., to be held in the sheriff's 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

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

NO. 17 of 1988 E.D.

WRIT OF EXECUTION

SERVICE ON Linda B. Shotwell

ON March 18, 1988 AT 11:20 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, Linda B. Shotwell, personally at 637 Catherine Street  
Bloomsburg, PA 17815 by handing to her

personally.  
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 James Dent  
Deputy Sheriff  
Louise Frantz James Dent

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 24<sup>th</sup> day of March 1988

Betty Stout  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania  
PROTA. & CLK. OF CIV. COURTS

NOT CORRAL. EX. 191 MON. JAN. 1, 1992

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. 17 of 1988 E.D.

WRIT OF EXECUTION

SERVICE ON Margareta Kareba

ON March 21, 1988 AT 1:45 P.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, Margareta Kareba, Tenant at 420 W. Main Street,  
Bloomsburg, PA 17815 by handing to her  
personally.

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 James Dent 156  
Deputy Sheriff  
Louise Frantz James Dent

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 24<sup>th</sup> day of March 1988  
Tami B. Kline  
by Betty Stout  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

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. 17 of 1988 E.D.

WRIT OF EXECUTION

SERVICE ON Charles Shotwell, individually

ON March 21, 1988 AT 9:35 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, Charles Shotwell, individually at 317 E. 7th Street

Berwick, PA 18603

by handing to Laura Hoffa,

secretary and adult 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 Tim Chamberlain  
Deputy Sheriff

Louise Frantz Tim Chamberlain

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 24<sup>th</sup> day of March 1988

Betty Stout  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

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. 17 of 1988

WRIT OF EXECUTION

SERVICE ON Charles Shotwell, t/a University Real Estate

ON March 21, 1988 AT 9:35 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, Charles Shotwell, t/a/ University Real Estate at 317 E. 7th Street  
Berwick, PA 18603 by handing to Laura

Hoffa, secretary and adult 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, Tim Chamberlain*  
Deputy Sheriff  
Louise Frantz, Tim Chamberlain

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 24<sup>th</sup> day of March 1988

*Tami B. Kline*  
by *Betty Stout*  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
POST OFFICE BOX 8901  
HARRISBURG, PA 17105-8901

# **PRIORITY CLAIM FOR SHERIFFS SALE**

**Please Print or Type**

E. D. #17-1988

UTION NUMBER

946-1987

DATE OF SALE

05-5-88

AMOUNT

\$427.50

Mr. John Adler  
Sheriff of Columbia County  
Sheriff's Office  
Bloomsburg, PA. 17815

BOX NUMBER

0246-982

EIN

LICENSE NUMBER

SOCIAL SECURITY NUMBER

DEFENDANT University Real Estate Company

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

☐ Sales and Use Tax or

☐ Pennsylvania Personal Income Tax

The Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia County.

☐ Corporation Taxes

The Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

## **STATEMENT OF ACCOUNT**

TYPE OF TAX	SETTLEMENT OR LIEN DATE	PERIOD	AMOUNT OR BALANCE
CT	04-06-87 04-06-87	12-31-86 03-00-87	\$ 267.50 160.00

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

Revenue this 4th day of April, 19 88.

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Barton A. Fields



COMMONWEALTH OF PENNSYLVANIA  
OFFICE OF ATTORNEY GENERAL

March 21, 1988

LeRoy S. Zimmerman  
ATTORNEY GENERAL

Reply To:

15th Floor  
Strawberry Square  
4th & Walnut Streets  
Harrisburg, PA 17120  
(717) 787-3646

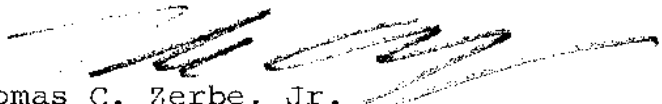
John R. Adler, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

RE: University Real Estate Company

Dear Sheriff Adler:

A check of the records of the Collections Unit, Office of Attorney General, reveals no claims in our hands against University Real Estate Company.

Very truly yours,

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

TCZ/kf



THE BLOOMSBURG WATER COMPANY

235 MARKET STREET • P.O. BOX 364 • BLOOMSBURG, PA 17815

MAIN OFFICE 717-784-5466  
LABORATORY 717-784-4770

March 22, 1988

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

Dear Sir:

We are writing in regard to your letter of March 16, 1988,  
notifying us of Sheriff's Sale at the property of 420 W. Main Street  
in the name of University Realestate.

The amount owing to date is \$47.72.

Yours truly,

THE BLOOMSBURG WATER COMPANY

*Nancy T. Houser*

Nancy T. Houser  
Office Clerk

nh

**TAX NOTICE**

BERWICK BOROUGH

TAKE 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  
A 317 E. 7TH ST  
L BERWICK, PA 18603  
T  
O

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL

790

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
COUNTY R.E.	790	25.00	19.35	19.75	21.73	
TWP/3000 R.E.		30.00	23.23	23.70	24.89	
FIRE		3.00	2.32	2.37	2.49	
LIGHTS		5.00	3.87	3.95	4.15	
			48.77	49.77	53.26	

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

PAY THIS  
AMOUNT



APR 30  
IF PAID ON  
OR BEFORE

JUN 30  
IF PAID ON  
OR BEFORE

JULY 1  
IF PAID  
AFTER

PENALTY A PROPERTY DESCRIPTION  
COUNTY 10% TWP/BORO 5%

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 27, 1989

ACCT NO. 14140  
PARCEL 04-1-9-74  
E 7TH ST PART LOT 217  
L-49.5X65  
COMMERCIAL  
110  
680  
REC'D BY

DATE

03/01/88

BILL NO.

04409

# LIEN CERTIFICATE

DATE 4/14/88

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 19 87, in Berwick Borough are as follows:

Owner or Reputed Owner: University Real Estate

Former Owner: Shotwell, Charles R. Sr. & Linda Bird

Parcel No. 04,1-09-74

Description	Lot #217 E. 7th St.
-------------	---------------------

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1987	20.53	29.86	96.41	146.80
1986	0	0	97.64	97.64
			TCB FEE	30.00
			TOTAL	274.44

The above figures represent the amounts due during the month  
of May 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Director

State of Pennsylvania  
County of Columbia

ss.

I, Beverly J. Michael, Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

University Real Estate Company  
and find as follows:

See photostatic copies attached.

Fee \$5.00

In testimony whereof I have set my hand and seal  
of office this 28th day of April  
A.D., 19 88.

Beverly J. Michael RECORDER

NOTICE: THIS MORTGAGE CONTAINS A BALLOON PAYMENT WHICH MUST BE PAID AT MATURITY, TOGETHER WITH ALL ACCRUED AND UNPAID INTEREST AND ANY UNPAID PRINCIPAL.

## MORTGAGE

THIS MORTGAGE, made this 13 day of May, 1985, between UNIVERSITY REAL ESTATE CO., ~~INC.~~, A Pennsylvania corporation with offices in Bloomsburg, Columbia County, Pennsylvania

hereinafter called the "Mortgagor"), and BANCAMERICA BUSINESS CREDIT CORPORATION, a Delaware corporation with offices in Allentown, Lehigh County, Pennsylvania hereinafter called the "Mortgagee"), witnesseth that:

WHEREAS, as evidenced by Note of even date, Mortgagor is indebted to Mortgagee, ~~XX~~ in the aggregate principal amount of SIXTY THOUSAND AND NO/100----- (\$60,000.00) lawful money of the United States of America, together with interest on unpaid principal balance from time to time outstanding at the rate prescribed in the Note and payable in accordance with the terms and provision of the Note, in fifty-nine (59) equal consecutive monthly installments of principal and interest combined of ONE THOUSAND TEN AND NO/100----- (\$1,010.00) and a final installment equal to the remaining unpaid balance of principal and accrued interest on such principal, the first of such installments being due and payable on June 13, 1985, and each succeeding

installment on the same date in each succeeding month, thereafter, such Note being hereby incorporated herein by reference; and the Mortgagor may, while this Mortgage is outstanding, become or now be otherwise indebted to the Mortgagee. If each installment hereafter is paid when due, the final installment due on 5-13, 1990 will be \$55,073.64.

NOW, THIS INDENTURE WITNESSETH, that the Mortgagor, in consideration of the indebtedness evidenced by the Note, and to secure the payment thereof and all other sums due or to become due under the Note and under this Mortgage and the performance of all of the other terms, conditions and provisions hereof and in the Note contained, and also in consideration of One Dollar (\$1.00) the receipt whereof is hereby acknowledged, does hereby grant, bargain sell, alien, release, convey and confirm unto the Mortgagee, its successors and assigns:

### PREMISES A

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Seventh (7th) Street, 198 feet East of Chestnut Street at the corner of Lot now or late of James Kline; thence northerly along said Lot a distance of 65 feet; thence easterly and parallel with Seventh (7th) Street a distance of 49½ feet; thence southerly along said lot a distance of 65 feet to Seventh Street aforesaid; thence westerly along said Street a distance of 49½ feet to the place of Beginning.

BEING a portion of Lot No. 217 in Gilbert Fowler's Addition to Berwick.

BEING the same premises which Charles R. Shotwell, Sr. and Dorothy May Shotwell by Indenture dated March 15, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 345, Page 207, granted and conveyed unto Linda Bird Shotwell, who has conveyed the premises to Mortgagor by a deed dated March 25, 1985 which is intended to be recorded contemporaneously herewith.

PREMISES B

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

ON the west side of Iron Street in said Town, and BEGINNING at a corner 23½ feet from the southwest corner of said Iron Street and Pine Avenue; thence along said Iron Street in a southerly direction 23½ feet to a corner; thence westwardly by a line parallel with the southern line of said Pine Avenue, 66 feet, more or less to Lot of J.W. Wright; thence in a northerly direction along the line of said Wright lot, 23½ feet to the line of lot of Amos W. Mellick; thence eastwardly along the line of said Mellick's lot, 66 feet, more or less, to the place of Beginning, on which is erected a two story frame dwelling house.

BEING part of the same premises which Fred E. Wright and Eleanor D. Wright by deed dated March 29, 1972 and recorded in Columbia County, Pennsylvania in Deed Book Volume 255, Page 568, granted and conveyed unto George W. Orren, Jr. and Gloria M. Orren and to Donald O. Hower and Erma B. Hower, who by their deed, joined in by ~~by~~ Arcus Enterprises, Inc., a Pennsylvania corporation, to convey its equitable interest in the premises by virtue of an Agreement of Sale dated ~~by~~ will convey the premises to Mortgagor herein, which deed is intended to be recorded contemporaneously herewith.

PREMISES C

ALL THAT CERTAIN lot or ground situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, and marked upon the general plan of said town by number 26, and further described and bounded as follows:

BEGINNING at a post on the corner of Lot Number 25 on the southward side of Second or Main Street of said Town, lately belonging to Samuel Giger, and running thence along said Street, North 63½ degrees East, 59 feet to lot Number 27, lately belonging to Mrs. Sterner; thence along said lot South 13 degrees East, 214 feet 6 inches to Pine Alley; thence along said alley South 63½ degrees West, 59 feet to a post; thence by the aforesaid lot late of Samuel Giger North 26 ¾ degrees West, 214 feet 6 inches to the place of Beginning.

BEING a part of the same premises which the Estate of E. Arline Giger, deceased, by Lawrence E. Broadt, Administrator, by deed dated September 4, 1984 and recorded in Columbia County, Pennsylvania in Deed Book 337, Page 381, granted and conveyed unto Arcus Brothers,



Ltd., a Pennsylvania corporation, which by its deed will convey the premises to Mortgagor herein, which deed is intended to be recorded contemporaneously herewith.

BOOK 348 PAGE 099

TOGETHER, with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders and rents, issues and profits thereof, including all income arising therefrom and all condemnation awards.

AND TOGETHER, in the case of each premises hereby mortgaged, with all and singular the installations, fixtures, appliances, machinery and equipment appurtenant thereto, or used in connection therewith, whether attached or detached, now or hereafter installed in or used in connection with each mortgaged premises or the operation of the plant or business situate therein, if any, and all additions to, substitutions for and replacements of any of the said installations, fixtures, appliances, property, machinery, and equipment. All of the premises above described and hereby mortgaged and the said buildings, improvements, installations, fixtures, appliances, property, machinery, equipment, interests and rights hereby granted, conveyed and mortgaged, or intended so to be, are hereinafter collectively referred to as the "Mortgaged Premises." This Mortgage constitutes a security agreement under the Uniform Commercial Code and creates a security interest in all the fixtures, appliances, machinery and equipment described above. The Mortgagor agrees to execute and deliver and file any financing statements or other security agreements as the Mortgagee may require from time to time to confirm the lien of this Mortgage with respect to said property.

TO HAVE AND TO HOLD, the Mortgaged Premises, property and hereditaments hereby granted, conveyed and mortgaged, or intended so to be, with the appurtenances, to and for the only proper use and behoof of the Mortgagee, its successors and assigns, forever.

PROVIDED ALWAYS, that if the Mortgagor shall promptly pay or cause to be paid all sums becoming due under the Note and this Mortgage, and shall perform or cause to be performed all of the other terms, conditions, agreements and provisions hereof and the terms and conditions contained in said Note, all without fraud or delay, or deduction, defalcation or abatement of anything or for any reason, then this Mortgage and the estate hereby granted shall cease, terminate and become void, but otherwise shall remain in full force and effect.

AND THE MORTGAGOR FURTHER COVENANTS AND AGREES WITH THE MORTGAGEE, its successors and assigns, as follows:

1. The Mortgagor will duly and punctually pay, or cause to be paid, the principal of the indebtedness hereby secured, and the interest thereon, at the time and times and in the manner as provided, and perform all of the other terms, conditions, agreements and provisions hereof and of the Note and pay when due all other obligations and debts hereby secured.
2. The Mortgagor shall pay of cause to be paid or shall procure the discharge or release of, all before the same shall become delinquent, all taxes (including corporate taxes of every nature), water and sewer rents, charges, claims, assessments, assessments for public improvements, liens and encumbrances now or hereafter assessed against or secured upon the Mortgaged Premises, and all other taxes, charges and assessments which shall or might have priority in lien or payment to the indebtedness secured by this mortgage, and Mortgagor shall also pay all taxes, assessments and other charges now or hereafter levied or assessed upon or against the Mortgagee in Pennsylvania by reason of this mortgage investment, or upon this Mortgage, or upon the debt hereby secured, as well as any specific mortgage tax; and Mortgagor shall exhibit receipts for all of the interest which is paid or payable to Mortgagee under the Note or hereunder shall be or become subject to the payment or withholding of any tax claimed by the Commonwealth of Pennsylvania or any political subdivision thereof, or any other governmental authority having jurisdiction. Mortgagor will be responsible for and will pay the same, or will reimburse Mortgagee for the same on demand if Mortgagee is required to pay the same, and Mortgagor will not deduct anything from the interest payments for or on account of any said tax on interest. For the purpose of accumulating the necessary funds for the future payment of taxes, sewer and water rents relative to the Mortgaged Premises in order that the receipts therefor can be duly produced as herein provided, the Mortgagor, if required by Mortgagee, shall pay, monthly to the Mortgagee, one-twelfth (1/12) of said charges as reasonably estimated by Mortgagee.
3. The Mortgagor shall keep all buildings and improvements and all building installations, fixtures, appliances, property, machinery and equipment now or hereafter erected upon or installed in the Mortgaged Premises insured for the benefit of the Mortgagee against loss by fire (with extended coverage and vandalism and malicious mischief endorsements) upon terms and in companies satisfactory to the Mortgagee, at all times in amounts required by Mortgagee and not less than 80% of the full, sound insurable value (on a "repair or replace" basis) of the buildings (including building installations) and not less than the full insurable value of the fixtures, appliances, property, machinery and equipment, and deliver all such policies of insurance to the Mortgagee as additional security, each said policy to contain mortgagee clauses satisfactory to the Mortgagee or to be assigned to the Mortgagee, as Mortgagee may require. The Mortgagee may settle all claims under all such policies and may demand, receive and receipt for all moneys becoming payable thereunder. The proceeds under any policy shall be paid by the insurer to the Mortgagee, and the Mortgagee, in its sole discretion, may apply the amount so collected, or any part thereof, toward the payment of the principal indebtedness and other sums covenanted by the Mortgagor to be paid hereunder or under the Note, whether or not then due and payable, together with interest thereon, or if Mortgagee so elects, toward the alteration, reconstruction, repair, replacement or restoration of the Mortgaged Premises or any damaged portion thereof.
4. The Mortgagor shall keep the Mortgaged Premises in good condition and repair, and shall not remove, demolish or materially alter any building or improvements on the Mortgaged Premises, or any building installations, fixtures, appliances, property, machinery or equipment, nor commit or suffer waste with respect thereto. The Mortgagor shall comply with all laws, rules, regulations and ordinances made or promulgated by lawful authority which may now or hereafter become applicable to the Mortgaged Premises. The Mortgagor shall permit the Mortgagee's agents at any reasonable time and from time to time to enter upon the Mortgaged Premises and the buildings and improvements thereon erected for the purpose of inspecting and appraising the Mortgaged Premises.
5. In the event of the failure of the Mortgagor to pay the taxes, water and sewer rents, charges, claims, assessments, assessments for public improvements, liens or encumbrances or the taxes on interest or the Mortgage tax above described or to furnish and pay for the insurance as aforesaid or to keep the Mortgaged Premises in good condition and repair the Mortgagee may, at its option, pay any or all such items together with penalties and interest thereon, and procure and pay for such insurance and repairs; and the Mortgagee may at any time and from time to time advance such additional sum or sums as the Mortgagee, in its sole discretion, may deem necessary to protect the security of this Mortgage. All such sums so paid or advanced by the Mortgagee, immediately and without demand, shall be repaid by the Mortgagor to the Mortgagee, together with interest thereon at the rate provided in this Note, and shall be added to the principal indebtedness secured by this Mortgage. The production of a receipt by the Mortgagee shall be conclusive proof of a payment or advance authorized hereby, and the amount and validity thereof.
6. The Mortgagor hereby assigns to the Mortgagee all existing and future leases and all rents and profits of the premises as further security for the payment of the indebtedness hereby secured and the Mortgagee grants to the Mortgagor the right to enter upon the Mortgaged Premises for the purposes of collecting the same and to let the Mortgaged Premises or any part thereof. This assignment and grant shall continue in effect until the indebtedness secured by this Mortgage is paid. The Mortgagee hereby waives the right to collect said rents and profits, and the Mortgagor shall be entitled to collect and receive the same until default in this Mortgage or the Note, and Mortgagor agrees to use such rents and profits in payment of principal and interest becoming due on this Mortgage and in payment of taxes, assessments, sewer rents, water rents and carrying charges becoming due as aforesaid, but such privilege of the Mortgagor may be revoked by the Mortgagee upon default and without notice. The Mortgagor shall not, without the written consent of the Mortgagee, receive or collect rent or other charge for a period of more than one month in advance. Mortgagee shall not be deemed to have accepted the assignment except as a pledge or be obligated as lessor by virtue of this assignment except by a separate and express written agreement of Mortgagee.

7. The Mortgagee shall be permitted to enter and inspect the Mortgaged Premises at all reasonable times. The Mortgagor will deliver to the Mortgagee upon written request (but not more frequently than once in any period of twelve months) a statement under oath setting forth the names of all tenants occupying space in the Mortgaged Premises; a brief description of the space occupied, the rental payable and the dates of expiration of the respective leases.

8. If the Mortgagee shall refer the Note or this Mortgage to counsel, because of any default thereunder or hereunder, Mortgagor shall become liable to reimburse Mortgagee for reasonable attorney's charges and costs thereby incurred; and if judgment be entered upon the Note, or foreclosure proceedings be commenced upon this Mortgage, because of any such default, then an attorney's fee for collection of 5 percent of the total of all amounts secured hereby but not less than \$500.00 shall be payable, and shall be recovered in addition to all principal, interest and other recoverable sums then due, besides costs of suit.

9. If the Mortgagor shall fail to make or cause to be made any payment of interest or principal aforesaid or any other sums required to be paid under the provisions of the Note or otherwise default in performing and complying with the provisions of the Note, or if Mortgagor shall fail to perform or comply with any provision of this Mortgage; or (a) if Mortgagor shall fail to maintain fire and lightning and other required insurance on the Mortgaged Premises, or (b) if Mortgagor shall fail to produce and exhibit to the Mortgagee receipts showing payment as herein required of all taxes, water rents, sewer rents, charges, claims, assessments, and assessments for public improvements or any thereof; or (c) in the event of the actual or threatened alteration, demolition or removal of any building on the premises without the written consent of the Mortgagee; or (d) in the event of any further assignment of the rents of the premises or any part thereof without the written consent of the Mortgagee; or (e) if the buildings on said premises are not maintained in reasonably good repair; or (f) in the event of any failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the premises within three months from the issuance thereof; or (g) if insurance on the Mortgaged Premises is not lawfully doing business in this jurisdiction refuse to issue policies insuring the buildings on the Mortgaged Premises, or (h) if the Mortgagor shall fail to perform or comply with any other provision or agreement to be performed or complied with by Mortgagee under this Mortgage or the Note, then, and in any such event, at the option of the Mortgagee, the Mortgagee may forthwith exercise any or all rights and remedies provided in the Note or in this Mortgage, or which may be available to the Mortgagee by law, without further stay, any law, usage or custom to the contrary notwithstanding; and the Mortgagee forthwith may file a Complaint in Foreclosure or otherwise proceed forthwith on this Mortgage with the same force and effect as if twelve months next ensuing the last day whereon the principal moneys hereby secured ought to be paid, had fully run out and expired; and all errors in any proceeding or in any exercise of any right or remedy as aforesaid are hereby waived.

10. This Mortgage shall be deemed to be in default with the same force and effect as if the entire indebtedness secured by this Mortgage were due, owing and in default, and Mortgagee may proceed as aforesaid, if by order of a court of competent jurisdiction a Receiver or Liquidator or Trustee of the Mortgagor shall be appointed and shall not have been discharged within sixty (60) days; or if the Mortgagor shall be adjudicated bankrupt or insolvent and such decree shall have continued undischarged and unstayed for sixty (60) days after the entry thereof; or if a petition to reorganize the Mortgagor pursuant to the Federal Bankruptcy Act as now or hereafter in effect, shall be filed and shall not be dismissed within sixty (60) days; or if the Mortgagor shall file a petition in voluntary bankruptcy or shall consent to the filing of any bankruptcy or reorganization petition against Mortgagor; or if the Mortgagor shall file a petition for an arrangement or to reorganize Mortgagor pursuant to the Federal Bankruptcy Act as now or hereafter in effect, or if the Mortgagor shall make an assignment for the benefit of creditors.

11. All rights and remedies hereby granted or otherwise available to Mortgagee shall be cumulative and concurrent and may be pursued singly, successively or together at the Mortgagee's sole option, and may be exercised from time to time and as often as occasion therefor shall occur until the indebtedness hereby secured with all interest thereon is paid in full. The Mortgagee may resort to any securities it holds in such order and manner as Mortgagee sees fit and may sell, at any foreclosure sale on this Mortgage, the property in one parcel or in such parcels as Mortgagee, in its sole discretion, elects so to do; and the foreclosure sale shall pass title to all property subject to this Mortgage.

12. The Mortgagor waives the right of inquisition on any property levied upon under a judgment obtained in proceedings to collect the indebtedness hereby secured or in proceedings on this Mortgage, and hereby voluntarily condemns the same, and authorizes the Prothonotary to enter such condemnation upon a writ of execution, and agrees that such property may be sold under said writ; and further waives and releases any and all benefits that may accrue to Mortgagor by virtue of any law to exempt the Mortgaged Premises from levy or sale under execution, now in force, or hereafter to be passed.

13. In case of any default in the Note or in this Mortgage as set forth herein, of which an affidavit in behalf of Mortgagee shall be sufficient evidence, then and in any such event, any Attorney of any Court of Record of Pennsylvania or elsewhere is hereby authorized and empowered to appear for the Mortgagor, and as attorney for the Mortgagor to sign an agreement for entering an amicable action of ejectment for possession of the Mortgaged Premises and to confess judgment therein against the Mortgagor, in favor of the Mortgagee, whereupon a writ for possession may immediately issue for the possession may immediately issue for the possession of the Mortgaged Premises, without any prior complaint, writ or proceeding whatsoever; and for so doing this Mortgage, or a copy thereof verified by affidavit shall be his sufficient warrant.

14. No extension of indulgence granted to Mortgagor, and no alteration, change or modification of the Note consented or agreed to by Mortgagee, and no other act or omission of Mortgagee, including the taking of additional security or the release of any security, shall constitute a release of the lien and obligation of this Mortgage or be interposed as a defense against the enforcement of this Mortgage, except an act of Mortgagee which constitutes an express, effective release and satisfaction of the Note.

15. This Mortgage shall further constitute security for any and all present and future obligations, indebtedness and liabilities whatsoever of Mortgagor to Mortgagee now or hereafter incurred, due or owing, and for all interest thereon, and for all obligations, costs or expenses assumed or incurred by Mortgagee in connection with any other such obligation, debt or liability. Mortgagee shall also have the right to set off all or any part of the amount due by Mortgagor to Mortgagee under this Mortgage against any indebtedness, liabilities or obligations owing by Mortgagee for any reason and in any capacity to Mortgagor or to any guarantor or endorser of the Note. All remedies available for default in the Note or in this Mortgage shall be available to enforce such other obligations, indebtedness and liabilities upon default in any of the same.

16. If this instrument is executed by more than one person as Mortgagor, the obligation of each shall be joint and several. Whenever used, (as appropriate): the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders, and the words "Mortgagor" and "Mortgagee" shall include, and the rights and obligations herein contained shall insure to the benefit of and bind their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF MORTGAGOR, has executed these presents under seal the day and year first above written.

*[Signature]*  
Sec.

UNIVERSITY REAL ESTATE CO., ~~INC.~~  
BY *[Signature]* (SEAL)  
Linda J. Shotwell, President

(SEAL)

(SEAL)

### ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LEHIGH

On this the 13<sup>th</sup> day of May  
and County, the undersigned officer, personally appeared

, 19 85, before me, a Notary public for said State

Linda J. Shotwell  
known to me (or satisfactorily proven to be the person(s) whose name(s) is (are) subscribed to the foregoing Mortgage, and  
acknowledged to be the President  
herself  
of University Real Estate Co.,  
Inc.

a corporation, and that he, as such officer being authorized so to do, executed the foregoing Mortgage for the purposes  
therein contained, by signing the name of the corporation by himself as

IN WITNESS WHEREOF I herewith set my hand and official seal.

The address of the within named Mortgagee is  
Suite 326, 1259 S. Cedar Crest Blvd.  
Allentown, PA 18103

*[Signature]*  
On behalf of Mortgagee

*[Signature]*  
Notary Public of the Commonwealth of Pennsylvania

NORMAN A. INKPER, JR., NOTARY PUBLIC  
QUAKERTOWN BORO, BUCKS COUNTY  
MY COMMISSION EXPIRES JUNE 2, 1988  
Member, Pennsylvania Association of Notaries

RECORDED in the Office for Recording of Deeds, in and for the County of Columbia 1:39 P.M.

in ~~XXXXXX~~ Book Record

No. 348

page 97

&c.

WITNESS my hand and seal of Office

this 17th day of May, 19 85

*Beverly J. Michael*  
*John W. Schmitz*

TO

MORTGAGE

BOOK 348 PAGE 102

FOR S  
DATED

PREMISES:

MAY 17 1 39 PM '85

TAX FEE 100

REC'D BY RECORDER  
COLUMBIA CO., PA.  
BCC 4 PA Ed. Aug. '80

PIONEER AGENCY

1235 West Cedar Street  
Quakertown, PA 18351

*Please record  
return to:*

See Assgmt R B - 363 - pg 100 Rec'd 3-18-86

PM Mortgage-Ind. & Corp. (Mortgage & Mortgage)

Printed for and sold by John C. Clark Co., 1236 Walnut St., Phila.

# This Indenture, Made the

17th

day of March in the year of our Lord one thousand  
nine hundred and eighty-six (1986) **Between** UNIVERSITY REAL ESTATE  
CO.

ACCEPTANCE ASSOCIATES OF AMERICA, INC., A Pa. Corp. (hereinafter called the Mortgagor), of the one part, and

(hereinafter called the Mortgagee), of the other part,

**Whereas**, the Mortgagor, in and by a certain Obligation or Writing, obligatory under the hand and seal of the Mortgagor, duly executed, bearing even date herewith, stands firmly bound unto the Mortgagee in the sum of Ninety Seven Thousand (\$97,000.00) Dollars, lawful money of the United States of America, conditioned for the payment to the Mortgagee of the just sum of \$97,000.00, the undersigned promise to pay to Acceptance Associates of America, Inc., a Pennsylvania Corporation (hereinafter called "Lender"), the sum of Ninety Seven Thousand Dollars (\$ 97,000.00 ), without offset bearing interest at 19.5 % annually, which is 10 % above prime as determined by First Pennsylvania Bank. This rate shall be adjusted every six (6) months. Said payment will be made in 180 successive monthly installments of \$1,667.89 each, creating a gross obligation of \$300,220.20 principal and interest. This gross obligation is stated as though the initial interest rate will be the interest rate throughout the contract, although, in fact, the balance will change as the rate changes. The first installment is payable on May 1, 1986 and the remaining installments on the same date of each month thereafter until (\*\*\*)see page 2 for continuation of terms and conditions(\*\*\*)

without any fraud or further delay; and further conditioned to keep and maintain at all times, until the full discharge of the said Obligation, a fire insurance policy or policies, with extended coverage endorsement, in good and approved company or companies, duly assigned as collateral security to the Mortgagee, to an amount not less than \$97,000.00, creating a gross obligation of \$300,220.20 principal and interest-----

in form, as shall be required and be satisfactory to Mortgagee, upon the buildings on the premises hereinafter described; and further for the production to the Mortgagee, on or before the 1st day of September

of each and every year, of receipts for all taxes, water rents and sewer rents of the current year assessed upon the mortgaged premises and receipts for all other charges and claims which shall or might have priority in lien or payment to the debt secured hereby; and shall keep and maintain the mortgaged premises in good condition and repair and shall not cause any structural or material change to be made without first having secured the approval, in writing, of the Mortgagee;

**Provided, however**, and it is thereby expressly agreed, that if at any time default shall be made in the payment of said principal sum or any balance thereof at maturity, or of an installment of principal and of interest as aforesaid, for the space of 5- days after such payment thereof shall fall due; or, in the prompt and punctual maintenance of fire insurance with extended coverage so assigned as aforesaid; or, in the production to the Mortgagee, on or before the 1st day of September of each and every year, of receipts for such taxes, water rents and sewer rents of the current year assessed upon the premises mortgaged and receipts for all other charges and claims which shall or might have priority in lien or payment to the debt secured hereby; or, shall fail to keep and maintain the mortgaged premises in good condition and repair, or, without written approval shall cause a structural or material change to be made; then and in such case the whole principal debt aforesaid or so much thereof as shall then remain unpaid shall, at the option of the Mortgagee, become due and payable immediately, and payment of said principal debt, or all unpaid installments thereof and all interest thereon, may be enforced and recovered at once, anything therein contained to the contrary notwithstanding; that thereupon a Writ of Execution is properly issued upon the judgment obtained upon said Obligation, or by virtue of said Warrant of Attorney, or a Complaint or any other legal proceeding is properly filed, based upon this Indenture of Mortgage, that an attorney's commission for collection viz: 20% per cent. of the indebtedness or Two Hundred Dollars, whichever is the larger amount, shall be payable, and shall be recovered in addition to all principal and interest besides costs of suit, as in and by the said recited Obligation and the Condition thereof, relation being thereunto had, may more fully and at large appear.

**Now this Indenture witnesseth**, that the Mortgagor, as well for and in consideration of the aforesaid debt or principal sum of \$97,000.00, creating a gross obligation of \$300,220.20 principal and interest Dollars, and for the better securing the payment of the same, with interest as aforesaid, unto the Mortgagee, in discharge of the said recited Obligation, as for and in consideration of the further sum of One Dollar unto the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, released and confirmed, and by these presents doth grant, bargain, sell, release and confirm unto the Mortgagee,

(\*\*\*continuation of terms and conditions from page -1-)

maturity. Borrower acknowledges that the monthly payment will be adjusted as the interest rate is adjusted. The monthly payment herein described is for a term of - 180- months; however, it is agreed and understood by both the Borrowers and Lender that the entire balance shall become due and payable -36- months hence. This term and condition herein stated is commonly referred to as a "balloon payment". If Borrower elects to prepay the full balance prior to the balloon payment maturity, Borrower must give the Lender thirty (30) days' written notice of the intention to prepay. Lender will assess a 5% fee on the amount borrowed for granting this election and said fee will be included in the payoff balance requested.

On nonpayment of any installment or payment when due and not cured within five (5) days, there shall be added to such delinquent payment a late charge equal to five (5%) percent of said payment. Lender, its successors and assigns may, in its sole discretion upon the nonpayment as above set forth, immediately declare the entire unpaid balance due and payable. In the event of default, Borrower shall be obligated to repay the debt as computed under the accounting principle known as "One-Half the Rule of 78's Method".

All parties hereto acknowledge and declare that the proceeds are for business purposes and will be used for those purposes only.

#### LEGAL DESCRIPTION

SEE ATTACHED

**TAX NOTICE**

BLOOMSBURG

MAKE CHECKS PAYABLE TO:

GERALDINE S. KERN  
TOWN HALL 301 E MAIN ST  
BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 TO 12, 1 TO 5  
CLOSED WED AT NOON, OPEN SAT  
9 TO 12 DURING DISCOUNT  
PHONE 734-1581 CLOSED HOLIDAYS

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M UNIVERSITY REAL ESTATE  
L 317 E. 7TH ST  
T BERMICK, PA 18603

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

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
COUNTY R.E.	4,630	25.00	114.66	117.00	128.70	
TWP/30RD R.E.		30.00	137.59	140.40	154.44	
FIRE		1.00	4.59	4.68	5.15	
DEBT SERVICE		6.00	27.52	28.08	30.89	

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

APR 30  
IF PAID ON  
OR BEFORE

JUN 30  
IF PAID ON  
OR BEFORE

JULY 1  
IF PAID  
AFTER

PENALTY AT PROPERTY DESCRIPTION  
COUNTY 10% TWP/30RD 10%

ACCT NO. 24012

PARCEL 05W-06-4

420 W 2ND ST

L-59X274.6

BUILDINGS

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 4,630

770  
3,910

REC'D BY

**TAX NOTICE**

BLOOMSBURG

MAKE CHECKS PAYABLE TO:

GERALDINE S. KERN  
TOWN HALL 301 E MAIN ST  
BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 TO 12, 1 TO 5  
CLOSED WED AT NOON, OPEN SAT  
9 TO 12 DURING DISCOUNT  
PHONE 734-1581 CLOSED HOLIDAYS

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M UNIVERSITY REALTY CO.  
L 317 E. 7TH ST  
T BERMICK, PA 18603

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

DATE 03/01/88

BILL NO 02982

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
COUNTY R.E.	4,230	25.00	103.63	105.75	116.33	
TWP/30RD R.E.		30.00	124.36	126.90	139.59	
FIRE		1.00	4.15	4.23	4.65	
DEBT SERVICE		6.00	24.57	25.38	27.92	

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

APR 30  
IF PAID ON  
OR BEFORE

JUN 30  
IF PAID ON  
OR BEFORE

JULY 1  
IF PAID  
AFTER

PENALTY AT PROPERTY DESCRIPTION  
COUNTY 10% TWP/30RD 10%

ACCT NO. 24006

PARCEL 05W-05-55

211 W 2ND ST

L-33.5X214.6

BUILDINGS

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 4,230

1,060  
3,170

REC'D BY

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 27, 1989

420 W. 2nd St  
Bloom. Pa.