

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
 Former Owner: Owner since 5/85
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

[Signature]
 Director

MUNICIPAL AUTHORITY

Of The TOWN OF BLOOMSBURG

PENNSYLVANIA 17815

(717) 784-5422

March 21, 1988

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

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

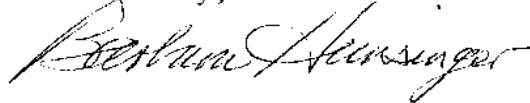
John R. Adler, Sheriff
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

Dear Sheriff Adler:

This letter is to inform you that University Real Estate owes the Bloomsburg Municipal Authority \$538.17 for sewer rental for property located at 420 W. Main St., Bloomsburg, PA.

Thank you for your assistance and cooperation in this matter.

Sincerely,



Barbara Hunsinger
Municipal Authority
of the
Town of Bloomsburg

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA. 17815

PHONE
717-724-1991

Date: March 16, 1988

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


RE: Chrysler First Business vs University Real Estate Company
Credit Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

Dear Sir:

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

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

Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

To: Central Penn National Bank

5 Penn Center Plaza

Phila., PA 19103

RE: Chrysler 1st Business Credit University REal Estate Co.
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

Dear Sir:

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Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

To: Fidelity Bank
Broad & Walnut Streets
Phila., PA 19104


RE: Chrysler 1st Business Credits vs University Real Estate Co.
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

To: Hamilton Bank
P.O. Box 141
Reading, PA 19603


RE: Chrysler 1st Business Credits University Real Estate Co.
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

To: Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

RE: Chrysler 1st Business Credit vs University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

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

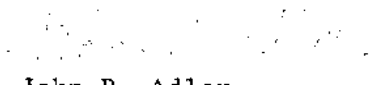
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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date March 16, 1988

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055

Harrisburg, PA 17105

RE: Chrysler 1st Business Credits University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,

John R. Adler
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

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

Fourth & Walnut Streets

Harrisburg, PA 17120


RE: Chrysler 1st Business Credits University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 16, 1988

RE: Sheriff's Sale Advertising Dates

Chrysler 1st Business Credit vs University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

Dear Sir:

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

1st week April 8, 1988

2nd week April 15, 1988

3rd week April 22, 1988

Feel free to contact me if you have any problems.

Sincerely,

John R. Adler
John R. Adler
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19106

ATTN: SPECIAL PROCEDURES FUNCTION

RE: Chrysler 1st Business Credit vs University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,

[Signature]
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Marvin Shoemaker

R.D. #1, Box 1570

Mount Bethel, PA 18343

RE: Chrysler 1st Business Credits University Real Estate Co.
Corp.

No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: March 16, 1988

To: Shirley J. Yorks

c/o Cleveland Hummel, Esq.

29 E. Main Street

Bloomsburg, PA 17815

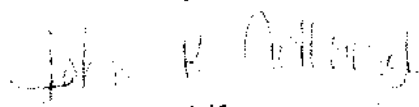
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No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Patricia Shoemaker

R.D. #1, Box 1570

Mount Bethel, PA 18343

RE: Chrysler 1st Business Credits University Real Estate Co.
Corp.

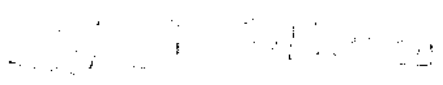
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John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Acceptance Associates of America
Champagne Bldg.
144 DeKalb Pike
King of Prussia, PA 19406

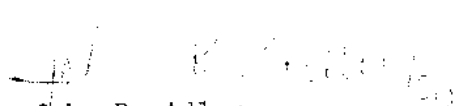
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Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: March 16, 1988

To: First Pennsylvania Bank
Center Square Bldg.
16th & Market Streets
Phila., PA 19101

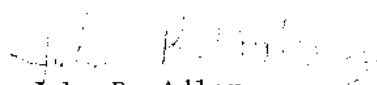
RE: Chrysler 1st Business Credits University Real Estate Company
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,


John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Chrysler First Business Credit Corp.

1259 S. Cedar Crest Blvd., Suite 301

Allentown, PA 18103

RE: Chrysler 1st Business Credit vs University Real Est. Company
Corp.

No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1951

Date: March 16, 1988

To: Connie K. Gingham
120 R. E. 3rd St.,
Berwick, PA 18603

RE: Chrysler 1st Business Credits University Real Estate
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

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Sincerely,

John R. Adler
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Geraldine S. Kern

Tax Collector

Town Hall Bldg.

Bloomsburg, PA 17815

RE: Chrysler 1st Business Credit vs University Real Estate Company
Corp.

No. 17 of 1988 ED No. 946 of 1987 JD

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John R. Adler
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: March 16, 1988

To: Chris Klinger

Boro of Berwick

344 Market St.

Berwick, PA 18603

RE: Chrysler 1st Business Credit vs University Real Estate
Corp.
No. 17 of 1988 ED No. 946 of 1987 JD

Dear Sir:

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

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

Sincerely,

A handwritten signature in ink, appearing to read "John R. Adler".

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: March 16, 1988

To: Bloomsburg Water Company
235 Market Street
Bloomsburg, PA 17815

RE: Chrysler 1st Business Credit vs University Real Estate Company
Corp
No. 17 of 1988 ED No. 946 of 1987 JD

Dear Sir:

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Sincerely,

John R. Adler
John R. Adler
Sheriff

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. # 17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO:

First Pennsylvania Bank
Center Square Bldg, 16th & Market Sts.
Philadelphia, Pennsylvania 19101

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on *July 1, 1988* at *10:00* a.m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Chrysler First Business Credit Corporation the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Samuel A. Scott, Esquire, 546 Hamilton Street, Allentown, Pennsylvania 18101.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on or before .
This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after .

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. #17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Acceptance Associates of America
Champagne Bldg. 144 East Dekalb Pike
King of Prussia, Pennsylvania 19406

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CORPORATION,

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vs.

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: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. # 17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Patricia Shoemaker
R. D. #1, Box 1570
Mount Bethel, Pennsylvania 18343

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Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D.#17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Marvin Shoemaker
R. D. #1, Box 1570
Mount Bethel, Pennsylvania 18343

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on _____ at _____ m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Chrysler First Business Credit Corporation the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Samuel A. Scott, Esquire, 546 Hamilton Street, Allentown, Pennsylvania 18101.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after .

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
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Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D #17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO:

Shirley J. Yorks
c/o Cleveland Hummell, Esquire
East Main Street, Bloomsburg, Pennsylvania 17815

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on *11/17/88* at *10:00* a.m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

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P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D.#17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: University Real Estate Company
317 East 7th Street
Berwick, Pennsylvania 18603

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Chrysler First Business Credit Corporation the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Samuel A. Scott, Esquire, 546 Hamilton Street, Allentown, Pennsylvania 18101. (215) 432-1919.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. #17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Municipal Authority of Bloomsburg
Bloomsburg, Pennsylvania 17815 (sewer Lien)

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

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Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. # 17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Central Penn National Bank
5 Penn Center Plaza
Philadelphia, Pennsylvania 19103

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on .m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

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Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. # 17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Fidelity Bank
Broad & Walnut Streets
Philadelphia, Pennsylvania 19104

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on *10/1/88* at *10:00* a.m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *ED #17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Hamilton Bank
P O Box 141
Reading, Pennsylvania 19603

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on at .m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

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Harrisburg, Pennsylvania 17108

PREMISES "A"

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of West Front Street at the southwest corner of land now or late of Ray A. Yorks and Nellie Yorks, his wife; thence along the same in a straight line extending the full length, north and south of the center partition in the large brick dwelling house located on this plot to the southerly side of West Third Street; thence along West Third Street South seventy degrees forty four minutes West to a public road; thence along said road South one degree thirty minutes East 158.6 feet more or less to West Front Street aforesaid; thence along the same North 87 degrees forty minutes East to a point, the place of beginning.

BEING the same premises which John W. Yorks and Shirley J. Yorks, both single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 340 page 564, granted and conveyed unto Shirley J. Yorks, in fee.

PREMISES "A"

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of West Front Street in line with land now or late of William E. Schmidt; thence along the same north 2 degrees 20 minutes West 186.28 feet to a stake on the southerly side of West Third Street; thence along West Third Street south 70 degrees 44 minutes West a distance of 46.12 feet, more or less, to a point at the northeast corner of other land now or late of the Grantors, said point being where a straight line drawn along the exact center of a center partition separation the large brick dwelling house into two equal parts and intersect this course; thence south along other land now or late of the Grantors and along a straight line which goes along the exact center of the center partition which divides said large brick dwelling house into two parts and extending in a straight line to a point where said straight line intersects the northern boundary of West Front Street; thence along West Front Street north 87 degrees 40 minutes east to a point, the place of beginning.

BEING the same premises which John W. Yorks, Single and Shirley J. Yorks, Single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 340 page 562, granted and conveyed unto Shirley J. Yorks, in fee.

PREMISES "B"

ALL THOSE TWO CERTAIN pieces, parcels and tract of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1

BEGINNING at an iron pin on the westerly right-of-way of First Street, said pin being at the northeast corner of lands of Luther and Mary B. Howe, said pin also being 36.47 feet distance on a course running south 27 degrees 45 minutes west from the southwest corner of First Street and Pine Street; thence along the northerly line of lands of said Howe north 62 degrees 02 minutes 40 seconds west 89.87 feet to an iron pin corner on the easterly right-of-way of lands of the Penn Central Railroad; thence along said right-of-way of the Penn Central Railroad north 18 degrees 15 minutes 37 seconds east 37.42 feet to an iron pin on the southerly right-of-way of Pine Street; thence along the southerly right-of-way of Pine Street south 62 degrees 02 minutes 40 seconds east 96.04 feet to a point at the southwest corner of First Street and Pine Street; thence along the westerly right-of-way of First Street south 27 degrees 45 minutes west 36.47 feet to the place of beginning. CONTAINING 1,128.69 square feet of land in all.

PROVIDED, HOWEVER, that this deed is made, executed and accepted upon and is subject to certain express conditions and covenants set forth particularly in Deed Book 288, Page 965.

TRACT #2

FRONTING on First Street in the Borough of Catawissa and being 61 feet wide on First Street and extending the same south to right-of-way of the Pennsylvania Railroad Company and adjoining lands of Wilbert Stadler on the north and land of Henry Reese Estate on the south, First Street on the east, and the Railroad Company on the west.

BEING THE SAME PREMISES, which Luther Howe and Mary B. Howe, husband and wife, by deed dated October 12, 1979 and recorded in Columbia County Deed Book 294 at Page 1046, granted and conveyed unto Jeffrey S. Prosseda and Jill B. Prosseda, husband and wife, and James T. Prosseda and L. Ann Prosseda, husband and wife, grantors herein.

147 W. 1st Ave., Catawissa

BOOK 363 PAGE 096

Number ALAI #5372

SCHEDULE C

The land referred to in this Commitment is described as follows:

TRACT NO. 1

ALL THAT CERTAIN lot of 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 twenty-six, and further described as follows:

BEGINNING at a post on the corner of lot number 25 on the southward side of Second or Main Streets of said Town, lately belonging to Samuel Giger; and running thence along said street north 63.25 degrees east 59 feet to Lot number 27, lately belonging to Mrs. Sterner; thence along said lot south 13 degrees east 214 feet and 6 inches to Pine Alley; thence along said alley south 63.25 degrees west 59 feet to a post; thence by the aforesaid lot late of Samuel Giger north 26.75 degrees west 214 feet and 6 inches to the place of BEGINNING.

BEING THE SAME PREMISES which Arcus Brothers Limited, a Pennsylvania Corporation by its Deed dated May 10, 1985 and recorded May 17, 1985, in the Office of the Recorder of Deeds for Columbia County in Record Book 343, Page 90, granted and conveyed unto University Real Estate Company, a Pennsylvania Corporation.

TRACT NO. 2

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 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 7th Street a distance of 49 feet; thence southerly along said lot a distance of 65 feet to 7th Street aforesaid; thence westerly along said Street a distance of 49 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 Linda Bird Shotwell by her Deed dated March 21, 1985 and recorded May 17, 1985, in the Office of the Recorder of Deeds for Columbia County in record Book 348, Page 95, granted and conveyed unto University Real Estate Company, a Pennsylvania Corporation.

Together with all and singular the Buildings, Streets, Alleys, Passages, Ways, Water-courses, Rights, Liberties, Privileges, Improvements, Hereditaments and Appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof.

To have and to hold she said Lot or piece of Ground above described, with the Message or Tenement thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended as to be, with the Appurtenances, unto the Mortgagee, to and for the only proper use and behoof of the Mortgagee.

Provided always, nevertheless, that if the Mortgagor does and shall well and truly pay, or cause to be paid, unto the Mortgagee, the aforesaid debt or principal sum or balance of principal sum at maturity, or of said principal sum in installments on the days and times hereinbefore mentioned and appointed for payment of the same, together with interest as aforesaid, and shall produce to the Mortgagee, on or before the **1st** day of **September** of each and every year, receipts for all taxes, water rents, 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 said fire insurance with extended coverage so assigned as aforesaid, without any fraud or further delay, and without any deduction, defalcation, or abatement to be made of anything, herein mentioned to be paid or done, and shall keep and maintain the mortgaged premises in good condition and repair, then, and from thenceforth, as well this present **Indenture** and the estate hereby granted, as the said recited Obligation shall cease, determine and become void, anything hereinbefore contained to the contrary thereof, in any wise notwithstanding.

Provided further, that it shall and may be lawful for the Mortgagee, in case default shall be made for the space of 5 days in the payment of any installment of the said principal sum or interest thereon, or of said principal sum or any balance thereof at maturity, or in the prompt or punctual maintenance of said fire insurance with extended coverage so assigned as aforesaid, or in case there shall be default in the production to the Mortgagee, on or before the **1st** day of **September** of each and every year, of such receipts for such taxes, water rents, 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 or if the Mortgagor 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, to sue out forthwith upon a Complaint or any other legal proceeding based upon this Indenture of Mortgage, and to proceed thereon to judgment and execution, for the recovery of the whole of said principal debt, or so much thereof as shall then remain unpaid, and all interest due thereon, together with an attorney's commission for collection, viz, **ten** per cent. of the indebtedness of Two Hundred Dollars, whichever is the larger amount, besides costs of suit, without further stay, any law, usage or customs to the contrary notwithstanding. And the Mortgagor hereby waives and relinquishes unto the Mortgagee all benefit that may accrue to the Mortgagor by virtue of any and every law made or to be made to exempt the above described premises or any other property whatever, or of personal property from levy and sale under execution, or any part of the proceeds arising from the sale thereof, from the payment of the moneys hereby secured, or any part thereof.

In the Event that there is more than one party named herein as Mortgagor or Mortgagee, the word "Mortgagor" or "Mortgagee" wherever occurring herein shall mean the plural. The masculine herein shall refer to and include the feminine as well as the corporate gender. The Obligation, responsibility and liability of each and every party hereto, and also the authority and powers conferred herein, shall be joint and several and shall inure to the benefit of and bind each and every party hereto and his, her, its and their, and each of their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said Mortgagor to these presents has caused this Indenture to be executed under seal the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

Howard R. Palmer

UNIVERSITY REAL ESTATE CO.

By *Charles R. Shotwell*
Charles R. Shotwell,

Linda B. Shotwell
Linda B. Shotwell, President

On this, the _____ day of _____, 1986, before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledge that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

On this, the 17th day of March 1986, before me a notary public

the undersigned officer, personally appeared - Charles R. Shotwell and

Linda B. Shotwell who acknowledged himself (herself) to be the Pres/Secretary and Treasurer of University Real Estate Co. a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as officers

In Witness Whereof, I hereunto set my hand and official seal.

Howard R. Palmer
Notary Public, Harry P. Hall
Upper Merion Twp., Montgomery Co., Pa.
My Commission Expires March 22, 1987

144 E. DeKalb Pike
King of Prussia, Pa. 19406
On behalf of the Mortgagee

REC'D BY RECORDER
COLUMBIA CO. - PA.
TAX FEE 23.50
MAR 18 11 49 AM '86

Mortgage.

University Real Estate Co.

to

Acceptance Associates of
America, Inc., a Pa. Corp.

Premises "A": 625 W. Front St.

Berwick, Columbia County, Pa.

Premises "B": 147 W. 1st Ave.

Catawissa, Columbia County, Pa.

Premises "C": 317 E. 7th St., Berwick, Pa.

Premises "D": 420 W. Main St.,

Bloomsburg, Pa.

John C. Clark Co. Phila. 1981

Recorded in the office for the recording of deeds in and for Columbia Co. 11:48am

In Rec. XXXXXXXX Book 363 No. page 92

Witness my hand and seal of Office this 18th

day of March Anno Domini 19 86

Recorder

Beverly J. Michael

Deputy Recorder

Nedine M. Schmit

ASSIGNMENT

THE UNDERSIGNED, for value received and INTENDING TO BE LEGALLY BOUND HEREBY, hereby grants, conveys and assigns unto FIRST PENNSYLVANIA BANK, N.A., CENTRAL PENN NATIONAL BANK, FIDELITY BANK, N.A. and HAMILTON BANK, as their interests may appear in the certain Agreement dated October 1984, all of the undersigned's right, title and interest in and to that certain mortgage, deed of trust or other like instrument by and between the undersigned, as mortgagee, and Linda Shotwell & University Real Estate, as mortgagor, intended to be recorded simultaneously herewith, as security for all indebtedness now or hereafter owing by the undersigned to any of the aforesaid banking institutions. PROVIDED, that until default by the undersigned under its indebtedness secured hereby, the undersigned reserves the right to enforce or secure the performance of each and every obligation, covenant, condition and agreement by the mortgagor therein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 17th day of March, 1986.

ACCEPTANCE ASSOCIATES OF AMERICA, INC.

By: Kenneth S. Nadwodny
Kenneth S. Nadwodny, Vice President

University Real Estate
Linda Shotwell, President
625 W. Front St., Berwick, Pa.
147 W. 1st Ave., Catawissa, Pa.
317 E. 7th St., Berwick, Pa.
420 W. Main St., Bloomsburg, Pa.
Columbia County
Boro of Berwick

Attest:

Pamela C. D'Amore
Pamela C. D'Amore, Assistant
Secretary

COMMONWEALTH OF PENNSYLVANIA;
COUNTY OF MONTGOMERY

On this 17th day of March, 1986, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Kenneth S. Nadwodny, who acknowledged himself to be President or Vice President of ACCEPTANCE ASSOCIATES OF AMERICA, INC., a Pennsylvania corporation, and that he, as such officer, being authorized to do so, executed the foregoing Assignment for the purposes therein contained, by signing the name of said Corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Howard R. Palmieri
Notary Public
HOWARD R. PALMIERI, Notary Public
Upper Merion Twp., Montgomery Co.
My Commission Expires March 23, 1990
My Commission Expires:

Recorded in Columbia Co.
Rec. Bk 63 pg 100
March 18 1986 11:48am

Beverly J. Michael
Wm Schmit, Dep

REC'D BY RECORDER
COLUMBIA CO., PA.
TAX \$5
FEE \$3
MAR 18 11 48 AM '86

Hamilton Bank
Post Office Box 141
Reading, PA 19603

First Pennsylvania Bank, N.A.
Center Square Building
16th & Market Streets
Philadelphia, PA 19101

Fidelity Bank, N.A.
Broad & Walnut Streets
Philadelphia, PA 19109

Central Penn National Bank
5 Penn Center Plaza
Philadelphia, PA 19103



HOWARD PALMER MONEY ORDER
100.00
PAID TO ORDER OF
MAY 1962

PAID TO ORDER OF
MAY 1962

101 383 888

Bb363 Pg 101-A

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. #17-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: Chrysler First Business Credit Corporation
1259 S. Cedar Crest Boulevard Suite 301
Allentown, Pennsylvania 18103

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on *November 17, 1988* at *10* .m. in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Chrysler First Business Credit Corporation the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Samuel A. Scott, Esquire, 546 Hamilton Street, Allentown, Pennsylvania 18101.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on or before

This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

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

CHRYSLER FIRST BUSINESS CREDIT CORPORATION, INC.
(Moving Party)

E.D. #17-1938

vs.

UNIVERSITY REAL ESTATE CO.
(Debtor-Respondent)

O R D E R

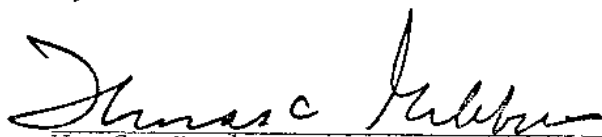
AND NOW, this *18th* day of *August*, 1987,

upon consideration of the within Motion of Chrysler First Business Credit Corporation, Inc., for Relief from the Automatic Stay under Section 362 of the U.S. Bankruptcy Code, the Court finds that it should and hereby does:

ORDER, ADJUDGE, AND DECREE, that the Automatic Stay under Section 362 of the U.S. Bankruptcy Code shall be and hereby is modified as to Chrysler First Business Credit Corporation, Inc. in order that Chrysler First may forthwith proceed, under the provisions of applicable non-bankruptcy law, to enforce its rights, as a secured

creditor of the Debtor and to foreclose its lien against the Properties more fully described in the within Motion.

By the Court:


U. S. Bankruptcy Judge

cc: Samuel A. Scott, Esquire
546 Hamilton Street
Allentown, PA. 18101
(215) 432-1919

relief16

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
:
:
:
:
:
:
:
:

NO. 946-1987

IN MORTGAGE FORECLOSURE

E.D. #17-1985

AFFIDAVIT PURSUANT TO RULE 3129

AFFIDAVIT PURSUANT TO RULE 3129

Chrysler First Business Credit Corporation, plaintiff in the above caption, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 317 E. 7th St., Berwick, PA; 242 Iron St., Bloomsburg, PA; and 420 W. Main St., Bloomsburg, PA

1. Name and address of owner(s) or reputed owner(s):

NAME:

ADDRESS:

University Real Estate Company

317 East 7th Street

Berwick, Pennsylvania 18603

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

NAME:

ADDRESS:

University Real Estate Company

317 East 7th Street

Berwick, Pennsylvania 18603

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

NAME:

ADDRESS

Chrysler First Business Credit Corporation (Formerly BancAmerica Business Credit Corporation)

1259 S. Cedar Crest Boulevard

Suite 301

Allentown, Pennsylvania 18103

Acceptance Associates of America

Champagne Bldg., 144 East Dekalb Pike

King of Prussia, PA 19406

First Pennsylvania Bank,

Center Square Bldg., 16th & Market Sts.

(see 2nd page for continued list)

Philadelphia, Pennsylvania 19101

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

NAME:

ADDRESS:

Chrysler First Business Credit Corporation

Acceptance Associates of America

First Pennsylvania Bank, Central Penn National Bank & Fidelity Bank

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

NAME	ADDRESS
<u>Shirley J. Yorks</u>	<u>c/o Cleveland Hummell, Esquire</u>
	<u>East Main Street</u>
	<u>Bloomsburg, PA 17815</u>

ADDITIONAL JUDGMENT CREDITORS or OTHERS

<u>Municipal Authority of Bloomsburg</u>	<u>Bloomsburg, Pennsylvania 17815</u>

6. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale;

NAME:	ADDRESS:
<u>Marvin Shoemaker</u>	<u>R.D. #1, Box 1570</u>
<u>Patricia Shoemaker</u>	<u>Mount Bethel, PA 18343</u>

JUDGMENT CREDITORS CONTINUED

<u>Hamilton Bank</u>	<u>P O Box 141, Reading, PA 19603</u>
<u>Fidelity Bank</u>	<u>Broad & Walnut Sts., Philadelphia, PA 19104</u>

<u>Central Penn National Bank</u>	<u>5 Penn Center Plaza, Philadelphia, PA 19103</u>
-----------------------------------	--


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

Date: 1/27/99


~~EXAMINER~~ ATTORNEY FOR PLAINTIFF

Samuel A. Scott, Esquire
546 Hamilton Street
Allentown, Pennsylvania 18101
(215) 432-1919
I. D. No. 08148

Sworn and subscribed to before me
this 27th day of January


NOTARY PUBLIC

LIST OF LIENS

VERSUS

UNIVERSITY REAL ESTATE COMPANY

Court of Common Pleas of Columbia County, Pennsylvania.

Acceptance Association of American

versus

University Real Estate Company
et.al.

No. 323 of Term, 1986
Real Debt || \$7,000.00
Interest from 3/17/86 ||
Commission ||
Costs ||
Judgment entered
Date of Lien March 18, 1986
Nature of Lien Note

Municipal Authority of the Town of
Bloomsburg

versus

University Real Estate Company

No. 110 of Term, 1986
Real Debt || \$247.61
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien July 7, 1986
Nature of Lien Sewer Claim

Municipal Authority of the Town of
Bloomsburg

versus

University Real Estate Company

No. 111 of Term, 1986
Real Debt || \$245.67
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien July 7, 1986
Nature of Lien Sewer Claim

Harry Mulhall

versus

University Real Estate Co.

No. 884 of Term, 1986
Real Debt || \$200.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien August 14, 1986
Nature of Lien Transcript of Judgment

First Pennsylvania Bank, N.A.
et.al.

versus

University Real Estate Co.

No. 1064 of Term, 1986
Real Debt || \$112,173.29
Interest from 3/17/86 ||
Commission ||
Costs ||
Judgment entered
Date of Lien September 29, 1986
Nature of Lien Confession of Judgment

LIST OF LIENS

VERSUS

UNIVERSITY REAL ESTATE COMPANY

Court of Common Pleas of Columbia County, Pennsylvania.

Acceptance Associates of America, Inc.	No. 1129 of	Term, 19 ⁸⁶
	Real Debt	\$ 112,173.29
	Interest from	
	Commission	
	Costs	
	Judgment entered	
	Date of Lien	January 14, 1987
	Nature of Lien	Stipulation

versus

First Pennsylvania Bank, N.A.	No. 1129 of	Term, 19 ⁸⁶
et.al.	Real Debt	\$ 124,777.70
	Interest from	
	Commission	
	Costs	
	Judgment entered	
	Date of Lien	October 14, 1987
	Nature of Lien	Default Judgment

versus

Chrysler First Business Credit Corp.	No. 946 of	Term, 19 ⁸⁷
	Real Debt	\$ 90,326.29
	Interest from	
	Commission	
	Costs	
	Judgment entered	
	Date of Lien	October 19, 1987
	Nature of Lien	Default Judgment

versus

Municipal Authority of the Town	No. M.L.230 of	Term, 19 ⁸⁷
of Bloomsburg	Real Debt	\$ 246.64
	Interest from	
	Commission	
	Costs	
	Judgment entered	
	Date of Lien	December 30, 1987
	Nature of Lien	Claim for Sewer Rates

versus

Municipal Authority of the Town	No. M.L.231 of	Term, 19 ⁸⁷
of Bloomsburg	Real Debt	\$ 196.60
	Interest from	
	Commission	
	Costs	
	Judgment entered	
	Date of Lien	December 30, 1987
	Nature of Lien	Claim for Sewer Rates

versus

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

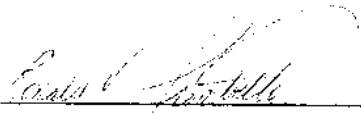
UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *ED 12-1987*
:

AFFIDAVIT OF NON MILITARY SERVICE

I, Ronald V. Trombetta, of Chrysler First
Business Credit Corporation,, do depose and say that the above named
Defendant, University Real Estate Company (and its principals) is not
a member of the military service of the United States of America or
the Commonwealth of Pennsylvania, or any other military service.

I verify that the statements made in this Affidavit are
true and correct. I understand that false statements herein are made
subject to the penalties of 18 Pa. C.S. Section 4909 relating to
unsworn falsification to authorities.



Ronald V. Trombetta, Vice President

DATED: December 2, 1987

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

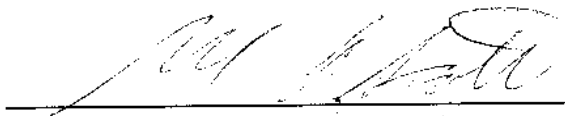
UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *ED # 10-1987*
:

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under which Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal or any such property before sheriff's sale thereof.

DATED: *10/10/87*



Samuel A. Scott, Esquire
Attorney for the Plaintiff
546 Hamilton Street
Allentown, Pennsylvania 18101
(215) 432-1919
I. D. No. 08148

SAMUEL A. SCOTT
ATTORNEY AT LAW
548 HAMILTON ST
ALLENTOWN, PA 18101

2136

DATE 5-23-88

PAY TO THE ORDER OF Sheriff of Columbia County \$ 500.00

Five-hundred and -----no/100 DOLLARS



FOR Chrysler/University

⑈002136⑈ ⑈1031316527⑈ ⑈22900809⑈

Samuel A. Scott

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
: IN MORTGAGE FORECLOSURE
:
: *ED #17-1988*
:

NOTICE PURSUANT TO R.C.P. 3129 OF
THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANTS AND OWNERS:

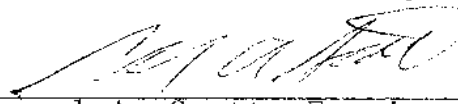
University Real Estate Company
317 East 7th Street
Berwick, Pennsylvania 18603

This Notice is given to you as owners and defendants in an execution proceeding brought before the Sheriff of Columbia County by Chrysler First Business Credit Corporation, Plaintiff relative to Judgment No. 946-1987 for the amount of \$90,326.29.

The property together with its location and improvements are described on **Exhibit "A"** attached to this Notice; said premises will be offered by the Sheriff of Columbia County for sale according to the information set forth in this notice.

The sale will be held on *June 10, 1988* at *10:00* a.m. in the Office of the Sheriff of Columbia County located at

A Schedule of Distribution will be filed by the Sheriff on *June 10, 1988* and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing.



Samuel A. Scott, Esquire
Attorney for Plaintiff
546 Hamilton Street
Allentown, Pennsylvania 18101
(215) 432-1919
I. D. No. 08148

317 East 7th Street, Berwick, PA

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 $49\frac{1}{2}$ feet; thence southerly along said lot a distance of 65 feet to Seventh Street aforesaid; thence westerly along said Street a distance of $49\frac{1}{2}$ 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.

420 West Main Street, Bloomsburg, PA

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 $63\frac{1}{2}$ 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 $63\frac{1}{2}$ degrees West, 59 feet to a post; thence by the aforesaid lot late of Samuel Giger North $26\frac{3}{4}$ 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,

242 Iron Street, Bloomsburg, PA

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 $23\frac{1}{2}$ feet from the southwest corner of said Iron Street and Pine Avenue; thence along said Iron Street in a southerly direction $23\frac{1}{2}$ 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, $23\frac{1}{2}$ 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, ^{Romeo and} Arcus Enterprises, Inc., a Pennsylvania corporation, to convey its equitable interest in the premises by virtue of an Agreement of Sale dated , will convey the premises to Mortgagor herein, which deed is intended to be recorded contemporaneously herewith.

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E.D. 12-1988*
:

NOTICE OF SHERIFF'S SALE ON REAL PROPERTY

TO: University Real Estate Company
317 East 7th Street
Berwick, Pennsylvania 18603

Your (house) real estate at 242 Iron Street, Bloomsburg, PA and 420 West Main Street, Bloomsburg, PA and 317 East 7th Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on *12-15-88* at *10:00 A.M.* in the Sheriff's Office of Columbia County at the Courthouse, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$ 90,326.29 obtained by Chrysler First Business Credit Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Chrysler First Business Credit Corporation the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Samuel A. Scott, Esquire, 546 Hamilton Street, Allentown, Pennsylvania 18101. (215) 432-1919.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (215) 784-1991, ext. 210 .

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on or before

This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pennsylvania 17108

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: *E. D. 12-1988*
:


AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF PENNSYLVANIA

COUNTY OF LEHIGH

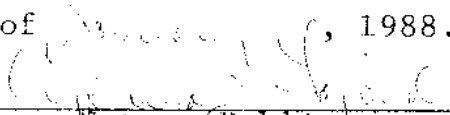
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Samuel A. Scott, Esquire, being duly sworn according to law deposes and says that he is the attorney for the Plaintiff in the above matter, Chrysler First Business Credit Corporation, and that as such is authorized to make this Affidavit on behalf of said Plaintiff; that at the time the judgment in the above action was entered and on the date of the filing thereof, the Defendant(s) was/were alive; that to the best of the affiant's knowledge, information and belief, the real or registered owner(s) of the premises(s) is/are University Real Estate Company, that the last known address of University Real Estate Company is 317 East 7th Street, Berwick, Pennsylvania 18603 .



Samuel A. Scott, Esquire
Attorney for the Plaintiff
546 Hamilton Street
Allentown, Pennsylvania 18101
(215)432-1919
I. D. No. 08148

SWORN TO and subscribed
before me this *27th* day
of *January*, 1988.



Notary Public

LKA 10

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

CHRYSLER FIRST BUSINESS CREDIT
CORPORATION,

Plaintiff

vs.

UNIVERSITY REAL ESTATE COMPANY,
Defendant

:
: NO. 946-1987
:
:
: IN MORTGAGE FORECLOSURE
:
: E. D # 17-1988
:

WRIT OF EXECUTION

Commonwealth of Pennsylvania
County of Columbia

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the
above matter you are directed to levy upon and sell the following
described property: See attached property description

Amount Due	\$ 90,326.29
Interest from 10/16/87	\$
Costs to be added	\$

Jamie R. Kline
Prothonotary

Date: MAR 3 1988

BY: William Stant
~~Deputy~~

Seal of the Court

420 West Main Street, Bloomsburg, PA

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 $63\frac{1}{2}$ 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 $63\frac{1}{2}$ degrees West, 59 feet to a post; thence by the aforesaid lot late of Samuel Giger North $26\frac{3}{4}$ 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,

242 Iron Street, Bloomsburg, PA

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 $23\frac{1}{2}$ feet from the southwest corner of said Iron Street and Pine Avenue; thence along said Iron Street in a southerly direction $23\frac{1}{2}$ 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, $23\frac{1}{2}$ 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, ^{removed} Arcus Enterprises, Inc., a Pennsylvania corporation, to convey its equitable interest in the premises by virtue of an Agreement of Sale dated , will convey the premises to Mortgagor herein, which deed is intended to be recorded contemporaneously herewith.

317 East 7th Street, Berwick, PA

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 $49\frac{1}{2}$ feet; thence southerly along said lot a distance of 65 feet to Seventh Street aforesaid; thence westerly along said Street a distance of $49\frac{1}{2}$ 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.