

EXHIBIT "A"

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

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued _____, 1993.

Robert P. Sheils, Jr., Esq.
Attorney for Plaintiff

FILED
MAR 28 1991
MARGARET A. SMITH
BANKRUPTCY CLERK


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

IN RE: :
CHARLES R. SHOTWELL, JR. and :
LINDA B. SHOTWELL, : CASE NO. 5-90-01275
Debtors :

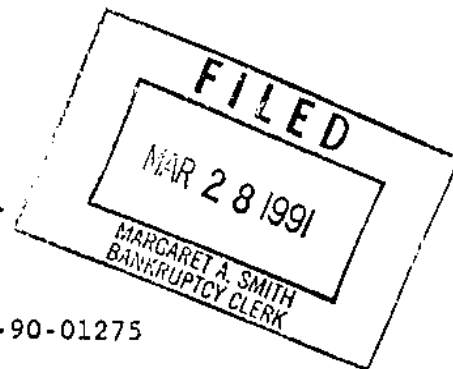
ORDER

AND NOW, this 28th day of March, 1991, it is hereby

ORDERED that the Stipulation to Alternative Plan of Repayment and Modification of Stay, entered into between Northeastern Bank of Pennsylvania, Charles R. Shotwell, Jr. and his wife Linda B. Shotwell, and Joseph J. Heston, Esq., Trustee, be and is hereby approved, and the parties are directed to comply with its provisions.


THOMAS C. GIBBONS,
UNITED STATES BANKRUPTCY JUDGE

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



IN RE:

CHARLES R. SHOTWELL, JR. and
LINDA B. SHOTWELL,

CASE NO. 5-90-01275

Debtors

STIPULATION TO ALTERNATIVE PLAN
OF REPAYMENT AND MODIFICATION OF
STAY IMPOSED BY SECTION 362 OF
THE BANKRUPTCY CODE

This Stipulation is made this 28th day of March, 1991, by and between Northeastern Bank of Pennsylvania ("NEB"), through its attorneys, Rosenn, Jenkins & Greenwald; Charles R. Shotwell, Jr. and his wife Linda B. Shotwell ("Debtors"); Joseph J. Heston, Esquire, Trustee, all of whom agree as follows:

1. On November 14, 1990, the Debtors filed a petition under Chapter 13, Title 11 of the United States Code, and an Order for Relief was thereafter entered by the Court.

2. On December 5, 1985, Debtors, individually and on behalf of University Real Estate Co. ("University"), executed and delivered two notes ("Notes") to NEB, one of which was in the amount of \$130,000.00 and the other of which was in the amount of \$10,000.00. True and correct copies of the Notes are attached as Exhibit "A".

3. The Notes are secured by a mortgage, dated December 5, 1985 ("Mortgage"), on, inter alia, certain real estate owned by the Debtors which is more fully described as the real property located at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania ("637 Property"). A true and correct copy of the Mortgage is attached as Exhibit "B".

4. The Mortgage was properly recorded in the Columbia County Recorder of Deeds' Office at Book No. 358, Page 609 and constitutes a first lien on the 637 Property.

5. Debtors are in default of their payment obligations under both the Notes and the Mortgage and have made no payments to NEB since September 30, 1986.

6. Debtors and NEB have previously stipulated and agreed, and do hereby reaffirm, that the fair market value of the 637 Property is \$67,000.00.

7. Debtors and NEB have reached an agreement on the terms of a payment plan to allow Debtors to retain the 637 Property, and these terms are as follows:

(a) Upon the signing of this Stipulation, Debtors' shall immediately pay, to NEB, \$3,000.00;

(b) Thereafter, Debtors shall make payments of \$1,500.00 per month to ^{Trustee} ~~NEB~~ for 54 consecutive months, beginning March 24, 1991, and one monthly payment of \$151.72 on September 24, 1995;

(c) Each monthly payment must be received by ^{Trustee} ~~NEB~~ on or before the 24th day of the month in which the payment is due;

(d) Debtors monthly payments shall be allocated to interest and principal as specified on Schedule A which is attached hereto;

(e) Debtors shall make all payments to ^{Trustee} ~~NEB~~ in the form of cash or certified check; failure to make payment to ^{Trustee} ~~NEB~~ in cash or a certified check shall be a default under this Stipulation;

(f) Debtors may prepay their obligations under this Stipulation in full, at any time, but only if they have not committed any default or breach of any term or condition this Stipulation;

(g) In order to prepay their obligation in full, Debtors must pay to ^{Trustee} ~~NEB~~, in cash or a certified check, the amount listed as the "Balance Due" on Schedule A, as of the date of the Debtors' last monthly payment;

(h) Upon payment of the amount specified in subparagraph (g), or upon the successful completion of all of the monthly payments as provided in this Stipulation, NEB shall release the 637 Property from the lien of its Mortgage;

(i) All payments contemplated under this Stipulation are to be made ^{under} ~~outside of~~ the Debtors' Chapter 13 Plan and shall be paid directly to ^{the Trustee} ~~NEB~~; and

(j) Debtors shall maintain insurance, in accordance with the terms of the Notes and Mortgage, on the 637 Property during the period covered by this Stipulation.

8. Debtors understand and agree that if ^{Trustee} ~~NEB~~ has not received any monthly payment within four (4) days from the date the payment was due; if Debtors fail to make any payment in the form of cash or a certified check; or if Debtors default or breach any of the other terms or obligations contained in this Stipulation, NEB reserves the right, at its option and without limitation or exclusion, to: (a) accelerate the maturity of the Note; (b) declare the entire remaining unpaid balance under the Note or, alternatively, under this Stipulation to be immediately due and payable, without notice or demand upon debtors; (c) immediately proceed with an action in mortgage foreclosure; or (d) exercise any of its other remedies in accordance with applicable state law.

9. Further, if the Debtors commit default or breach of any term or condition of this Stipulation, then the lifting of the automatic stay pursuant to 11 U.S.C. §362(d) shall be self-executing without the necessity of any further action by NEB under the provisions of the Bankruptcy Code.

10. Debtors hereby waive the right to obtain a discharge, under any Chapter of the Bankruptcy Code, in any subsequent bankruptcy proceeding that they may file within six (6) years from the date that this Stipulation was executed.

11. NEB's entry into this Stipulation shall not constitute a waiver or an abridgement of its right to contest the Debtors' eligibility to be debtors under Chapter 13.

12. The parties agree that all payments specified under this stipulation shall be net of any commission or fee charged by or owing to the Trustee.
INTENDING TO BE LEGALLY BOUND, the parties have executed this Stipulation the day and year first above-written.

ROSENN, JENKINS & GREENWALD

BY: Michael J. Cordone
MICHAEL J. CORDONE, ESQUIRE
15 South Franklin Street
Wilkes-Barre, PA 18711
(717) 826-5600

DEBTORS:

Charles R. Shotwell, Jr.
CHARLES R. SHOTWELL, JR.

Linda B. Shotwell
LINDA B. SHOTWELL

Joseph J. Weston
JOSEPH J. WESTON, ESQ., TRUSTEE

Charles A. Honey ESQ
Att for Debtor

SCHEDULE A

FINANCE
CHARGE
10.0001%
APR

AMOUNT
FINANCED
\$67,000.00

FINANCE
CHARGE
\$17,151.72

TOTAL OF
PAYMENTS
\$84,151.72

No. of Payments
1
54
1

Amount of Payments
\$3000.00
\$1500.00
\$151.72

Payments Due
At signing of Stipulation
Monthly Beginning 3-24-91
9-24-95

PAYMENT DATE	PAYMENT	INTEREST	PRINCIPAL	BALANCE DUE
1. At Signing of Stipulation	3000.00	1108.82	1891.18	65108.82
2. March 24, 1991	1500.00	542.57	957.43	64151.39
3. April 24, 1991	1500.00	534.59	965.41	63185.98
4. May 24, 1991	1500.00	526.55	973.45	62212.53
5. June 24, 1991	1500.00	518.44	981.56	61230.97
6. July 24, 1991	1500.00	510.26	989.74	60241.23
7. August 24, 1991	1500.00	502.01	997.99	59243.24
8. September 24, 1991	1500.00	493.69	1006.31	58236.93
9. October 24, 1991	1500.00	485.31	1014.69	57222.24
10. November 24, 1991	1500.00	476.85	1023.15	56199.09
11. December 24, 1991	1500.00	468.33	1031.67	55167.42
12. January 24, 1992	1500.00	459.73	1040.27	54127.15
13. February 24, 1992	1500.00	451.06	1048.94	53078.21
14. March 24, 1992	1500.00	442.32	1057.68	52020.53
15. April 24, 1992	1500.00	433.50	1066.50	50954.03
16. May 24, 1992	1500.00	424.62	1075.38	49878.65
17. June 24, 1992	1500.00	415.66	1084.34	48794.31
18. July 24, 1992	1500.00	406.62	1093.38	47700.93
19. August 24, 1992	1500.00	397.51	1102.49	46598.44
20. September 24, 1992	1500.00	388.32	1111.68	45486.76
21. October 24, 1992	1500.00	379.06	1120.94	44365.82
22. November 24, 1992	1500.00	369.72	1130.28	43235.54
23. December 24, 1992	1500.00	360.30	1139.70	42095.84
24. January 24, 1993	1500.00	350.80	1149.20	40946.64
25. February 24, 1993	1500.00	341.22	1158.78	39787.86
26. March 24, 1993	1500.00	331.57	1168.43	38619.43
27. April 24, 1993	1500.00	321.83	1178.17	37441.26
28. May 24, 1993	1500.00	312.01	1187.99	36253.27
29. June 24, 1993	1500.00	302.11	1197.89	35055.38
30. July 24, 1993	1500.00	292.13	1207.87	33847.51
31. August 24, 1993	1500.00	282.06	1217.94	32629.57
32. September 24, 1993	1500.00	271.91	1228.09	31401.48
33. October 24, 1993	1500.00	261.68	1238.32	30163.16
34. November 24, 1993	1500.00	251.36	1248.64	28914.52
35. December 24, 1993	1500.00	240.95	1259.05	27655.47
36. January 24, 1994	1500.00	230.46	1269.54	26385.93
37. February 24, 1994	1500.00	219.80	1280.12	25105.81
38. March 24, 1994	1500.00	209.22	1290.78	23815.03

39. April 24, 1994	1500.00	198.46	1301.54	22513.49
40. May 24, 1994	1500.00	187.61	1312.39	21201.10
41. June 24, 1994	1500.00	176.68	1323.32	19877.78
42. July 24, 1994	1500.00	165.65	1334.35	18543.43
43. August 24, 1994	1500.00	154.53	1345.47	17197.96
44. September 24, 1994	1500.00	143.32	1356.68	15841.28
45. October 24, 1994	1500.00	132.01	1367.99	14473.29
46. November 24, 1994	1500.00	120.61	1379.39	13093.90
47. December 24, 1994	1500.00	109.12	1390.88	11703.02
48. January 24, 1995	1500.00	97.53	1402.47	10300.55
49. February 24, 1995	1500.00	85.84	1414.16	8886.39
50. March 24, 1995	1500.00	74.05	1425.95	7460.44
51. April 24, 1995	1500.00	62.17	1437.83	6022.61
52. May 24, 1995	1500.00	50.19	1449.81	4572.80
53. June 24, 1995	1500.00	38.11	1461.89	3110.91
54. July 24, 1995	1500.00	25.92	1474.08	1636.83
55. August 24, 1995	1500.00	13.64	1486.36	150.47
56. September 24, 1995	151.72	1.25	150.47	0.00

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

IN RE:

CHARLES R. SHOTWELL, JR. and
LINDA B. SHOTWELL,

Debtors

CASE NO. 5-90-01275

CERTIFICATION OF SERVICE

I, Michael J. Cordone, of Rosenn, Jenkins & Greenwald, 15 South Franklin Street, Wilkes-Barre, Pennsylvania 18711 certify that I am, and at all times hereinafter mentioned was, more than 18 years of age; that on the 3rd day of April, 1991, I served a copy of the Stipulation to Alternative Plan of Repayment and Modification of Stay Imposed by Section 362 of the Bankruptcy Code on

Charles R. Shotwell, Jr.
and Linda B. Shotwell
637 Catherine Street
Bloomsburg, PA 17815

Charles Abner, Jr., Esq.
P.O. Box 265
Berwick, PA 18603

Joseph J. Heston, Esq.
459 Wyoming Avenue
Kingston, PA 18704

by first class mail

I certify under penalty of perjury that the foregoing is true and correct.

Executed on 4-3-91
(Date)

Michael J. Cordone
MICHAEL J. CORDONE

UNITED STATES BANKRUPTCY COURT

#48

MIDDLE DISTRICT OF PENNSYLVANIA

PROCEEDING MEMO/ORDER OF COURT

In re: Charles Shotwell Linda Shotwell Case No. 5-90-01275 A.P. No. _____ Chapter 13 Hearing Date 10/1/92

MOVANT/APPLICANT/PARTIES: Motion of Debtor for REconsideration of Lift Stay Order with NE Bank

APPEARED: For Plaintiff(s)/Movant(s) Charles Abner, Esq.
For Defendant(s)/Respondent(s) Michael Cordone, Esq.
For debtor/Trustee/Other _____

NATURE OF PROCEEDING: (Court Paper No. _____)

- Motion for Relief (§362)
- Motion to Use Cash Collateral
- Application to Assume/Reject
- Confirmation of Plan (11 U.S.C. §1121)
- Motion to extend Exclusive Period
- Disclosure Statement (§1125)
- Application to Sell Property (§363)
- Compromise
- Objection to Claims
- Applications for Fees/Compensation
- Objection to Application to Sell Property
- Turnover Complaint (§543)
- Determine Secured Status (§506)
- Discharge Complaint (§727)
- Dischargeability Complaint (§523)
- Pretrial _____
- Trial/Hearing _____
- Motion for Summary Judgment
- Trustees Final Account
- Motion to Dismiss/Convert

FILED
OCT - 2 1992
MARGARET A. SMITH
BANKRUPTCY CLERK

OUTCOME:

- Granted - Denied - Approved - Denied without prejudice - Withdrawn in open court.
- Continued to: _____
- Formal Order/Stipulation to be submitted by: _____ Date Due _____
- Findings and conclusions dictated at close of hearing incorporated by reference.
- Taken under advisement: Brief(s) due: _____ From: _____ Response(s) due: _____ From: _____
- Fees allowed in the amount of: _____ to: _____
in the amount of: _____ to: _____
in the amount of: _____ to: _____

DECISION SET OUT MORE FULLY BY COURT AS FOLLOWS:

Motion granted on condition that the sum of \$8,954 is paid to the movant within 30 days. Amended stipulation re stipulation of 3-28-91 will be filed within 30 days.

IT IS SO NOTED:

IT IS SO ORDERED:

Courtroom Deputy

[Signature]
Bankruptcy Judge

Dated: 10-1-92

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

FILED
MAR 28 1991
MARGARET A. SMITH
BANKRUPTCY CLERK

IN RE:

CHARLES R. SHOTWELL, JR. and
LINDA B. SHOTWELL,

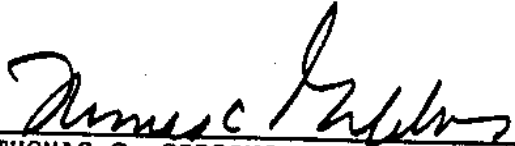
Debtors

CASE NO. 5-90-01275

ORDER

AND NOW, this 28th day of March, 1991, it is hereby

ORDERED that the Stipulation to Alternative Plan of Repayment and Modification of Stay, entered into between Northeastern Bank of Pennsylvania, Charles R. Shotwell, Jr. and his wife Linda B. Shotwell, and Joseph J. Heston, Esq., Trustee, be and is hereby approved, and the parties are directed to comply with its provisions.


THOMAS C. GIBBONS,
UNITED STATES BANKRUPTCY JUDGE

ROBERT P. SHELLS, JR.
ATTORNEY AT LAW
108 NORTH WASHINGTON AVENUE
SCRANTON, PENNSYLVANIA 18503
717-341-3240
(FAX) 717-341-3245

October 21, 1993

Prothonotary, Columbia County
Courthouse
Post Office Box 380
Bloomsburg, PA 17815

RE: PNC Bank, N.A., vs. Charles Shotwell, Jr., Linda Bird
Shotwell and University Real Estate Co.
No. 642 of 1989
No. 699 of 1989

Dear Prothonotary:

Enclosed please find originals and copies of the following documents: Voluntary Substitution of PNC Bank, National Association as a Party, Praeceptum for Writ of Execution, Writ of Execution, Affidavit Pursuant to Rule 3129.1, and Notice of Sheriff's Sale for the above referenced matter. Please file the originals and send to our office two (2) copies of each document with evidence of filing endorsed thereon. **Please note that there are two separate execution packages, for the two different docket numbers stated above.** I have enclosed two checks in the amount of \$15.00 each for filing, and self-addressed stamped envelope for your convenience.

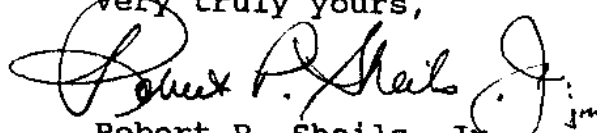
Also enclosed are copies of the Orders from the Bankruptcy Court relative to granting relief from the Stay. Inasmuch as the Debtors have failed to pay the sum of \$8,954 stated in the Order, the Bank is entitled to proceed.

Please forward to the Sheriff's office the following:

Two (2) checks, each for \$750.00; Two (2) filed copies of each Affidavit pursuant to Rule 3129.1; Original and one (1) copy of each Writ of Execution; Original and one (1) copy of each Notice of Sheriff's Sale.

If you have any questions, please contact my office.

Very truly yours,


Robert P. Shells, Jr.

RPS:jm

Enclosures

FILED
PROTHONOTARY
CLERK OF COURTS OFFICE
OCT 25 10 43 AM '93

EXHIBIT "A"

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SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued _____, 1993.

Robert P. Sheils, Jr., Esq.
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: November 5, 1993

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

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania Corporation
Bank of Pennsylvania VS.

No: 66 of 1993 FD No: 642 of 1989 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: November 5, 1993

To: Small Business Administration
20 N. Pennsylvania Ave.,
Room 2327
Wilkes-Barre, Pa. 18701

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL
Northeast PA, formerly Northeastern ESTATE CO., a Pennsylvania Corporation
Bank of Pennsylvania VS.

No: 66 of 1993 ED No: 642 of 1989 JD

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6399

Date: November 5, 1993

To: IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures Function

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL
Northeast PA, formerly Northeastern ESTATE CO., a Pennsylvania Corporation.
Bank of Pennsylvania VS.

No: 66 of 1993 LD No: 642 of 1989 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.

Please feel free to contact me with any questions you may have.

Note: Also enclosed is a copy of the Writ of Execution and List of Recorded lien holders.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280946
Harrisburg, Pa. 17128-0946

Re: PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank
Northeast PA, formerly Northeastern
Bank of Pennsylvania VS.

CHARLES R. SHOTWELL, JR., and LINDA BIRD
SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
CO., a Pennsylvania Corporation

No: 66 of 1993 ED No: 642 of 1989 JD

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Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 781-6300

Date: November 5, 1993

To: Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania corporation
~~Bank of Pennsylvania~~ VS.

No: 66 of 1993 FD No: 642 of 1989 JD

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



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

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: November 5, 1993

Re: Sheriff's Sale Advertising Dates
PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC BANK, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania Corporation
Bank of Pennsylvania
No. 66 of 1993 to No. 642 of 1989 30

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

- 1st week December 2, 1993
- 2nd week December 9, 1993
- 3rd week December 16, 1993

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmei, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Mrs. Mary F. Ward
Tax Collector
Town Hall
Bloomsburg, Pa. 17815

PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania Corporation
Re: Bank of Pennsylvania VS.

No: 66 of 1993 ED No: 642 of 1989 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6390

Date: November 5, 1993

To: Northeastern Bank of PA
Wyoming Avenue & Spruce ST.,
Scranton, Pennsylvania 18503

Re: PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank,
Northeast PA, formerly Northeast
Bank of Pennsylvania
No: 66 of 1993 ED

CHARLES R. SHOTWELL, JR., and LINDA BIRD
SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
CO., a Pennsylvania Corporation
No: 642 of 1989 JD

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SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Jim Thorpe National Bank
12 Broadway
Jim Thorpe, Pennsylvania 18229

Re: PNC BANK, NATIONAL ASSOCIATION VS. CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania Corporation.
Bank of Pennsylvania

No: 66 of 1993 ED No: 642 of 1989 JD

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COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Barry Maquda
RR#4 Box 4053
Berwick, Pa. 18603

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania Corporation
Bank of Pennsylvania vs.

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Borough of Berwick
364 Market Street
Berwick, Pa. 18603

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL
Northeast PA, formerly Northeastern ESTATE CO., a Pennsylvania corporation
Bank of Pennsylvania

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: November 5, 1993

To: Chrysler First Business Credit Corp.
1251 South Cedar Blvd.,
Suite #105-A
Allentown, Pennsylvania 18105

Re: PNC BANK, NATIONAL ASSOCIATION vs. CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania corporation
Bank of Pennsylvania

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Finance America Consumer Discount Co.
29th & North Church St., Suite #B410
~~Hazleton Office Campus~~
Hazleton, Pennsylvania 18201

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL
Northeast PA., formerly Northeastern ESTATE CO., a Pennsylvania corporation
~~Bank of Pennsylvania~~ VS.

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: PA Gas & Water Company
West 7th Street
Berwick, Pa. 18603

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania corporation
Bank of Pennsylvania vs.

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR FRONT
(717) 784-6300

Date: November 5, 1993

To: Acceptance Associates of America
144 East DeKalb Pike Box 1089
King of Prussia, Pennsylvania 19406

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD SHOTWELL,
successor by merger to PNC Bank, his wife, and UNIVERSITY REAL ESTATE CO., a
Northeast PA, formerly Northeastern Pennsylvania corporation
Bank of Pennsylvania vs.

No: 66 of 1993 ED No: 642 of 1989 JD

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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: November 5, 1993

To: Municipal Auth. of
Town of Bloomsburg
(sewer claim)
Bloomsburg, Pennsylvania 17815

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
Northeast PA, formerly Northeastern CO., a Pennsylvania corporation
Bank of Pennsylvania vs.

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Commonwealth of Pennsylvania
Department of Labor & Industry
4th & Walnut Street
Strawberry Square
Harrisburg, Pennsylvania 17128

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and LINDA BIRD
successor by merger to PNC Bank, SHOTWELL, his wife, and UNIVERSITY REAL
Northeast PA, formerly Northeastern ESTATE CO., a Pennsylvania Corporation
Bank of Pennsylvania VS.

No: 66 of 1993 ED No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Commonwealth of Pennsylvania
Department of Revenue
4th & Walnut Street
Strawberry Square
Harrisburg, Pa. 17128

Re: PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank,
Northeast PA, formerly Northeastern
Bank of Pennsylvania

VS. CHARLES R. SHOTWELL, JR., and LINDA BIRD
SHOTWELL, his wife, and UNIVERSITY REAL ESTATE
CO., a Pennsylvania Corporation

No: 66 of 1993 ED

No: 642 of 1989 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Internal Revenue Service
Attn: District Director
P.O. Box 1205-I
Philadelphia, Pennsylvania 19106

Re: PNC BANK, NATIONAL ASSOCIATION, CHARLES R. SHOTWELL, JR., and Linda Bird
successor by merger to PNC Bank, Shotwell, his wife, and University Real
Northeast PA, formerly Northeastern Estate Co., a Pennsylvania Corporation
Bank of Pennsylvania VS.

No: 66 of 1993 ED No: 642 of 1989 JD

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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: November 5, 1993

To: Charles R. Shotwell, Jr. and
Linda Bird Shotwell
637 Catherine Street
Bloomsburg, Pa. 17815

Re: PNC BANK, NATIONAL ASSOCIATION
successor by merger to PNC Bank,
Northeast PA., formerly Northeastern
Bank of Pennsylvania

CHARLES R. SHOTWELL, JR., and LINDA
BIRD SHOTWELL, his wife, and UNIVERSITY
REAL ESTATE CO., a Pennsylvania corporation

VS.

No: 66 of 1993 ED

No: 642 of 1989 JD

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Harry A. Roadarmel, Jr.
Sheriff of Columbia County

1301

ROBERT P. SHEILS, JR. ESQ.
108 N. WASHINGTON AVE., SUITE 603
SCRANTON, PA 18503

Oct. 21 19 93

60-100
313

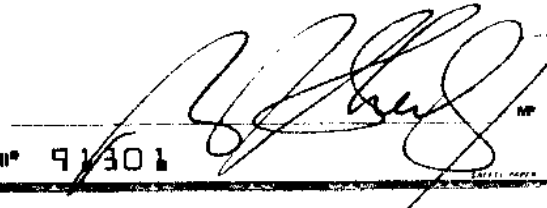
PAY TO THE ORDER OF Sheriff of Columbia County \$ 750.00

Seven hundred and fifty and no/100----- DOLLARS

PNCBANK

PNC Bank, N.A.
Northeast PA 030

MEMO PNC V SHOTWELL, ET ALS



⑆031300012⑆ 002448844⑆ 91301

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 1993 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY,

THURSDAY DECEMBER 23, 1993

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERSITY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional cost. Writ Issued October 25, 1993.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within the (10) days thereafter.

TERMS OF SALE; Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said Premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Robert P. Sheils, Jr., Esq.
Attorney for Plaintiff