



**Itemized Account of Fines, Costs, Fees,
and Restitution**

Commonwealth of Pennsylvania
v.
Inder Bhasin

Inder Bhasin
112 Deer Lake Drive
North Babylon, NY 11706

Docket No: CP-19-CR-0000158-2008

Assessments to be paid by Inder Bhasin

Costs/Fees

Bill of Costs (Columbia)
County Costs Trial (Columbia)
ATJ
County Court Cost (Act 204 of 1976)
Crime Victims Compensation (Act 96 of 1984)
Clerk Auto. Fee (Columbia)
Victim Witness Service (Act 111 of 1998)
Commonwealth Cost - HB627 (Act 167 of 1992)
Judgment Fee (Columbia)
Domestic Violence Compensation (Act 44 of 1988)
Community Service Fee (Columbia)
County Costs Trial (Columbia)
OSP (Columbia/State) (Act 35 of 1991)
Judicial Computer Project
Firearm Education and Training Fund
OSP (Columbia/State) (Act 35 of 1991)
Judgment Satisfaction (Columbia)
State Court Costs (Act 204 of 1976)

Fines

Crimes Code, etc.

Restitution

Restitution

| Distribution Account | Assessment Balance |
|------------------------|--------------------|
| COLUMBIA CTY TREASURER | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COMM - ATJ | \$0.00 |
| CTY | \$0.00 |
| COMM - CVC | \$0.00 |
| COLUMBIA CTY COC | \$0.00 |
| COMM - VWS | \$0.00 |
| COMM - CST1 | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COMM - DVC | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COMM - JCP | \$0.00 |
| COMM - FETA | \$0.00 |
| COMM - PROB | \$0.00 |
| COLUMBIA CTY TREASURER | \$0.00 |
| COMM - COST | \$0.00 |
| <hr/> | |
| CTY | \$0.00 |
| <hr/> | |
| ESCR - REST | \$16,793.50 |
| | \$16,793.50 |
| <hr/> | |
| Balance Due: | \$16,793.50 |

Court of Common Pleas - Columbia County
Columbia County Courthouse
35 West Main Street
P.O. Box 380

You can now make case payments online through Pennsylvania's Unified Judicial System web portal. Visit the portal at <http://ujportal.pacourts.us/epay> to make a payment and learn more.



Commonwealth of Pennsylvania
v.
Inder Bhasin

Itemized Account of Fines, Costs, Fees, and
Restitution

Docket No: CP-19-CR-0000158-2008

I hereby certify that as of the date indicated below Inder Bhasin is indebted to the County of Columbia for the sum of \$16793.50 which is the balance due of all fines, costs, fees, and restitution that have accrued as of this date in the above-captioned case. You are obligated to notify the Clerk of Courts Office within 48 hours of any address change. Failure to change your address could result in additional cost being assessed to your account.

View your case on-line at ujportal.pacourts.us

Original Case Balance: \$26,193.50

01/04/2018

Date

Barbara N. Silveti

Barbara N. Silveti, Clerk of Courts

Court of Common Pleas - Columbia County
Columbia County Courthouse
35 West Main Street
P.O. Box 380

You can now make case payments online through Pennsylvania's Unified Judicial System web portal. Visit the portal at <http://ujportal.pacourts.us/epay> to make a payment and learn more.



PA Acquisitions I LLC vs. Bhasin And Sons Inc, et al

Judgment

| Date | Judge |
|------------|---|
| 12/21/2017 | <p>Filing: Judgment Fee w/Tax Paid by: Gebhardt & Smith LLP Receipt number: 0007214 Dated: 12/21/2017 Amount: \$25.00 (Check) For: PA Acquisitions I LLC (plaintiff)</p> <hr/> <p>Complaint for Confession of Judgment of Money filed by Atty Michael D Nord Affidavit of Patrick Marino in Support of Complaint for Confession of Judgment of Money. Confession of Judgment Non-Military Service Affidavit. Notice Pursuant to Rule 236 for all Defendants Entry of Appearance of Atty Michael Nord and Shaan Chima on behalf of th Plaintiff One copy returned to Atty Nord by regular mail. One copy to all Defendants by regular mail with notice of entry of judgment.</p> <hr/> <p>Judgment is hereby entered in favor of the Plaintiff and against the Defendants in the amount of \$825,764.63 /s/ Barbara N Silvetti, Prothonotar</p> <hr/> <p>Praecipe for Writ of Execution upon a Confessed Judgment filed by Atty Michael Nord Writ of Execution 2017-ED-156. One copy returned to Atty Nord by regular mail. 4 Writs issued to the Sheriff by hand.</p> |

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC *
408 Seven Isles Drive
Fort Lauderdale, Florida 33301 *

Plaintiff, *

v. *

BHASIN AND SONS, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

NEENA PETROLEUM, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

INDERJIT BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

and *

NEENA BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

Defendants. *

CIVIL DIVISION

Case No.: 2017-CV-1443

2017-ED-156

COMPLAINT FOR CONFESSION
OF JUDGMENT OF MONEY

FILED
PROTHONOTARY
2017 DEC 21 P 2:50
CLERK OF COURTS
COUNTY OF COLUMBIA

* * * * *

NOTICE UNDER RULE 2958.2
OF JUDGMENT AND EXECUTION THEREON

NOTICE OF DEFENDANT'S RIGHTS

To: **INDERJIT BHASIN**

A judgment in the amount of \$825,764.63, plus interest after December 13, 2017, has been entered against you and in favor of the Plaintiff, Pennsylvania Acquisitions I, LLC, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale will be scheduled by the Sheriff's Office in early 2018, to be held at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, Pennsylvania 17815.

You may have legal rights to defeat the judgment or to prevent your money or to prevent or delay the sheriff's sale.

I. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.

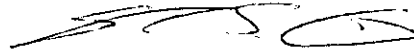
II. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, Pennsylvania 17108
1-800-692-7375**



Michael D. Nord, Esquire
P.A. Bar No. 52486
Shaan S. Chima, Esquire
P.A. Bar No. 312429
GEBHARDT & SMITH LLP
One South Street, Suite 2200
Baltimore, Maryland 21202
(410) 385-5109
*Counsel for Plaintiff, Pennsylvania
Acquisitions I, LLC*

X

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC *
408 Seven Isles Drive *
Fort Lauderdale, Florida 33301 *

Plaintiff, *

v. *

BHASIN AND SONS, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

NEENA PETROLEUM, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

INDERJIT BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

and *

NEENA BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

Defendants. *

CIVIL DIVISION

Case No.: 2017-Cr-1443

2017-ED-156

**COMPLAINT FOR CONFESSION
OF JUDGMENT OF MONEY**

SHERIFF'S SALE OF REAL PROPERTY

FILED
NOTARIAL
DEC 21 P 2:59
CLERK OF COURTS
COUNTY OF COLUMBIA

* * * * *

AFFIDAVIT PURSUANT TO RULE 3129.1

Pennsylvania Acquisitions I, LLC, Plaintiff in the above action, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property generally known as 489 West Third Street, Bloomsburg, Township of Mifflin, Columbia County, Pennsylvania 18631, being identified as Tax Parcel Numbers 23-05-72-04 and 23-05-07300. The real property is more particularly described in Exhibit "A" attached hereto.

1. Names and addresses of owner(s) or reputed owner(s):

Bhasin and Sons, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Bhasin and Sons, Inc.
489 West Third Street
Bloomsburg, Township of Mifflin, Pennsylvania 18631

Bhasin and Sons, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

2. Names and addresses of the Defendants in the judgment:

Bhasin and Sons, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Bhasin and Sons, Inc.
489 West Third Street
Bloomsburg, Township of Mifflin, Pennsylvania 18631

Bhasin and Sons, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

Neena Petroleum, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Neena Petroleum, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

Inderjit Bhasin
112 Deer Lake Drive
North Babylon, New York 11703

Neena Bhasin
112 Deer Lake Drive
North Babylon, New York 11703

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

N/A

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

Pennsylvania Acquisitions I, LLC
408 Seven Isles Drive
Fort Lauderdale, Maryland 33301

Business Loan Center, LLC
1633 Broadway, 39th Floor
New York, New York 10019

Business Loan Center, LLC
Independence Corporate Park
One Independence Pointe, Suite 102
Greenville, South Carolina 29615

5. Name and address of every other person who has any record lien on the property:

N/A

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

Universal Enterprise Group, L.P.
135 South Dupont Highway
Wilmington, Delaware 19720

Universal Delaware, Inc.
135 South Dupont Highway /
Wilmington, Delaware 19720

Universal Delaware, Inc.
P.O. Box 12567
Wilmington, Delaware 19850

Universal Delaware, Inc.
c/o Registered Office Service Company
203 NE Front Street, Suite 101
Milford, Delaware 19963

Universal Enterprise Group, L.P.
c/o Registered Office Service Company
203 NE Front Street, Suite 101
Milford, Delaware 19963

7. Name and address of every other person of whom the Plaintiff has knowledge that has any interest in the property which may be affected by the sale:

Columbia County Treasurer Office
11 West Main Street
Bloomsburg, Pennsylvania 17815

Columbia County Tax Assessment & Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, Pennsylvania 17815

Mary F. Ward, Tax Collector
Town Hall
301 E. Second Street
Bloomsburg, Pennsylvania 17815

Mifflin Township, Tax Collector
c/o Columbia County Tax Office
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Mifflin Township, Tax Collector
c/o Central Columbia School District
P.O. Box 319
Berwick, Pennsylvania 18603

VERIFICATION

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 in 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: December 13, 2017

Plaintiff, Pennsylvania Acquisitions I, LLC

By:  _____

Name: Patrick Marino

Title: Authorized Member

EXHIBIT "A"

Property description

23-05-72-04

Mr. Miller

23-05-07300

Twp.

REAL ESTATE OUTLINE

ED # 2017 ED 156

DATE RECEIVED 12-27-2017
DOCKET AND INDEX 2017 CV 1443

CHECK FOR PROPER INFO.

| | | |
|-------------------------------|----------|-----------------|
| WRIT OF EXECUTION | <u>X</u> | |
| COPY OF DESCRIPTION | <u>X</u> | |
| WHEREABOUTS OF LKA | <u>X</u> | |
| NON-MILITARY AFFIDAVIT | <u>X</u> | |
| NOTICES OF SHERIFF SALE | <u>X</u> | |
| WAIVER OF WATCHMAN | <u>X</u> | |
| AFFIDAVIT OF LIENS LIST | <u>X</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>6372</u> |

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE _____ TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

| | |
|----------------------|-------|
| 1 ST WEEK | _____ |
| 2 ND WEEK | _____ |
| 3 RD WEEK | _____ |

Email: to Sheriff

Called Back on 1/5/18

EXHIBIT A

All that CERTAIN tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third Street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:
23-05-72-04 & 23-05-07300

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC *
408 Seven Isles Drive
Fort Lauderdale, Florida 33301 *

Plaintiff, *

v. *

BHASIN AND SONS, INC., *
489 West 3rd Street
Mifflinville, Pennsylvania 18631 *

and *

NEENA PETROLEUM, INC., *
489 West 3rd Street
Mifflinville, Pennsylvania 18631 *

and *

INDERJIT BHASIN, *
112 Deer Lake Drive
North Babylon, New York 11703 *

and *

NEENA BHASIN, *
112 Deer Lake Drive
North Babylon, New York 11703 *

Defendants. *

* * * * *

CIVIL DIVISION

Case No.: 2017-CV-1443

2017-ED-156

**COMPLAINT FOR CONFESSION
OF JUDGMENT OF MONEY**

FILED
PROTHONOTARY
2017 DEC 21 P 2:51
CLERK OF COURTS
COUNTY OF COLUMBIA

**NOTICE UNDER RULE 2958.2
OF JUDGMENT AND EXECUTION THEREON**

NOTICE OF DEFENDANT'S RIGHTS

To: **NEENA BHASIN**

A judgment in the amount of \$825,764.63, plus interest after December 13, 2017, has been entered against you and in favor of the Plaintiff, Pennsylvania Acquisitions I, LLC, without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a Writ of Execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale will be scheduled by the Sheriff's Office in early 2018, to be held at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, Pennsylvania 17815.

You may have legal rights to defeat the judgment or to prevent your money or to prevent or delay the sheriff's sale.

I. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.

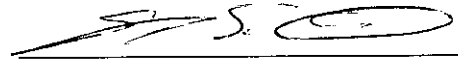
II. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, Pennsylvania 17108
1-800-692-7375**



Michael D. Nord, Esquire
P.A. Bar No. 52486
Shaan S. Chima, Esquire
P.A. Bar No. 312429
GEBHARDT & SMITH LLP
One South Street, Suite 2200
Baltimore, Maryland 21202
(410) 385-5109
*Counsel for Plaintiff, Pennsylvania
Acquisitions I, LLC*

VERIFICATION

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 in 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: December 13, 2017

Plaintiff, Pennsylvania Acquisitions I, LLC

By: 

Name: Patrick Marinho

Title: Authorized Member

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC *
408 Seven Isles Drive *
Fort Lauderdale, Florida 33301 *

Plaintiff, *

v. *

BHASIN AND SONS, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

NEENA PETROLEUM, INC., *
489 West 3rd Street *
Mifflinville, Pennsylvania 18631 *

and *

INDERJIT BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

and *

NEENA BHASIN, *
112 Deer Lake Drive *
North Babylon, New York 11703 *

Defendants. *

CIVIL DIVISION

Case No.: 2017-CV-1443

2017-ED-156

COMPLAINT FOR CONFESSION
OF JUDGMENT OF MONEY

SHERIFF'S SALE OF REAL PROPERTY

FILED
NOTARIAL
DEC 21 P 3:01
CLERK OF COURTS
COUNTY OF COLUMBIA

* * * * *

AFFIDAVIT PURSUANT TO RULE 3129.1

Pennsylvania Acquisitions I, LLC, Plaintiff in the above action, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property generally known as 489 West Third Street, Bloomsburg, Township of Mifflin, Columbia County, Pennsylvania 18631, being identified as Tax Parcel Numbers 23-05-72-04 and 23-05-07300. The real property is more particularly described in Exhibit "A" attached hereto.

1. Names and addresses of owner(s) or reputed owner(s):

Bhasin and Sons, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Bhasin and Sons, Inc.
489 West Third Street
Bloomsburg, Township of Mifflin, Pennsylvania 18631

Bhasin and Sons, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

2. Names and addresses of the Defendants in the judgment:

Bhasin and Sons, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Bhasin and Sons, Inc.
489 West Third Street
Bloomsburg, Township of Mifflin, Pennsylvania 18631

Bhasin and Sons, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

Neena Petroleum, Inc.
489 West Third Street
Mifflinville, Pennsylvania 18631

Neena Petroleum, Inc.
112 Deer Lake Drive
North Babylon, New York 11703

Inderjit Bhasin
112 Deer Lake Drive
North Babylon, New York 11703

Neena Bhasin
112 Deer Lake Drive
North Babylon, New York 11703

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

N/A

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

Pennsylvania Acquisitions I, LLC
408 Seven Isles Drive
Fort Lauderdale, Maryland 33301

Business Loan Center, LLC
1633 Broadway, 39th Floor
New York, New York 10019

Business Loan Center, LLC
Independence Corporate Park
One Independence Pointe, Suite 102
Greenville, South Carolina 29615

5. Name and address of every other person who has any record lien on the property:

N/A

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

Universal Enterprise Group, L.P.
135 South Dupont Highway
Wilmington, Delaware 19720

Universal Delaware, Inc.
135 South Dupont Highway
Wilmington, Delaware 19720

Universal Delaware, Inc.
P.O. Box 12567
Wilmington, Delaware 19850

Universal Delaware, Inc.
c/o Registered Office Service Company
203 NE Front Street, Suite 101
Milford, Delaware 19963

Universal Enterprise Group, L.P.
c/o Registered Office Service Company
203 NE Front Street, Suite 101
Milford, Delaware 19963

7. Name and address of every other person of whom the Plaintiff has knowledge that has any interest in the property which may be affected by the sale:

Columbia County Treasurer Office
11 West Main Street
Bloomsburg, Pennsylvania 17815

Columbia County Tax Assessment & Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, Pennsylvania 17815

Mary F. Ward, Tax Collector
Town Hall
301 E. Second Street
Bloomsburg, Pennsylvania 17815

Mifflin Township, Tax Collector
c/o Columbia County Tax Office
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Mifflin Township, Tax Collector
c/o Central Columbia School District
P.O. Box 319
Berwick, Pennsylvania 18603

VERIFICATION

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 in 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: December 13, 2017

Plaintiff, Pennsylvania Acquisitions I, LLC

By:  _____

Name: Patrick Marino

Title: Authorized Member

EXHIBIT "A"

Property description

EXHIBIT A

All that CERTAIN tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third Street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:
23-05-72-04 & 23-05-07300

Sale No. _____

Plaintiff Attorney: Shaan S. Chima, Esq., Gebhardt & Smith LLP

Judgment Amount: \$825,764.63

Legal Description:

All that CERTAIN tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third Street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:
23-05-72-04 & 23-05-07300

Property Address: 489 West Third Street
Bloomsburg, Township of Mifflin
Columbia County, Pennsylvania 18631

Seized and Sold:

EXHIBIT A

All that CERTAIN tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third Street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:
23-05-72-04 & 23-05-07300

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000120057

UNIVERSAL ENTERPRISE GROUP LP
135 SOUTH DUPONT HIGHWAY

WILMINGTON DE 19720

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000120064

UNIVERSL DELWARE INC
P.O. BOX 12567

WILMINGTON DE 19963

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



BUSINESS LOAN CENTER LLC
1633 BROADWAY 39TH FLOOR

NEW YORK NY 10019

150

Document Receipt

Trans # 12184 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

UNIVERSAL ENTERPRISE GROUP LP

135 SOUTH DUPONT HIGHWAY

WILMINGTON DE 19720

Tracking #: 71901140006000120057

Doc Ref #: 2017ED156

Postage 5.2600



Document Receipt

Trans # 12183 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

BUSINESS LOAN CENTER

INDEPENDENCE CORP
POINTE

SUITE 102

Tracking #: 71901140006000120040

Doc Ref #: 2017ED156

Postage 5.2600

GREENVILLE SC 29615

Document Receipt

Trans # 12183 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

BUSINESS LOAN CENTER

INDEPENDENCE CORP
POINTE

SUITE 102

Tracking #: 71901140006000120040

Doc Ref #: 2017ED156

Postage 5.2600

GREENVILLE SC 29615

Document Receipt

Trans # 12182 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

BUSINESS LOAN CENTER LLC

1633 BROADWAY 39TH FLOOR

NEW YORK NY 10019

Tracking #: 71901140006000120033

Doc Ref #: 2017ED156

Postage 5.2600

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 12180 | Carrier / service: | USPS Server | First-Class Mail® | 1/8/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

NEENA BHASIN

112 DEER LAKE DRIVE

Tracking #: 71901140006000120019

Doc Ref #: 2017ED156

Postage 5.2600

NORTH NY 11703
BABYLON

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 12181 | Carrier / service: | USPS Server | First-Class Mail® | 1/8/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

INDERJIT BHASIN

112 DEER LAKE DRIVE

Tracking #: 71901140006000120026

Doc Ref #: 2017ED156

Postage 5.2600

NORTH NY 11703
BABYLON

Document Receipt

Trans # 12179 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000120002

Doc Ref #: 2017ED156

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans # 12179 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000120002

Doc Ref #: 2017ED156

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans # 12178 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000119990

Doc Ref #: 2017ED156

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 12178 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000119990

Doc Ref #: 2017ED156

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 12177 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000119983

Doc Ref #: 2017ED156

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 12184 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

UNIVERSAL ENTERPRISE GROUP LP

135 SOUTH DUPONT HIGHWAY

WILMINGTON DE 19720

Tracking #: 71901140006000120057

Doc Ref #: 2017ED156

Postage 5.2600

Document Receipt

Trans # 12185 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

UNIVERSL DELWARE INC

P.O. BOX 12567

WILMINGTON DE 19963

Tracking #: 71901140006000120064

Doc Ref #: 2017ED156

Postage 5.2600

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 12185 | Carrier / service: | USPS Server | First-Class Mail® | 1/8/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

UNIVERSL DELWARE INC

P.O. BOX 12567

WILMINGTON DE 19963

Tracking #: 71901140006000120064

Doc Ref #: 2017ED156

Postage 5.2600

Document Receipt

Trans # 12186 Carrier / service: USPS Server First-Class Mail® 1/8/2018 12:00:00 AM

Ship to:

UNIVERSAL DELWARE INC

REGISTERED OFFICE
SERVICE CO

203 NE FRONT STREET
SUITE 101

Tracking #: 71901140006000120071
Doc Ref #: 2017ED156
Postage 5.2600

MILFORD DE 19963

Document Receipt

| | | | | | |
|-----------------------|-------|---------------------------------|-------------|----------------------|----------------------|
| Trans # | 12186 | Carrier / service: | USPS Server | First-Class Mail® | 1/8/2018 12:00:00 AM |
| Ship to: | | | | | |
| UNIVERSAL DELWARE INC | | REGISTERED OFFICE SERVICE CO | | | |
| 203 NE FRONT STREET | | Tracking #: | | 71901140006000120071 | |
| SUITE 101 | | Doc Ref #: | | 2017ED156 | |
| MILFORD DE 19963 | | Postage | | 5.2600 | |

GEBHARDT & SMITH LLP
ATTORNEY ESCROW ACCOUNT
ONE SOUTH STREET, SUITE 2200
BALTIMORE, MARYLAND 21202-3281

| |
|-------------------|
| REMITTANCE ADVICE |
| |
| |
| |
| |

7-11/520
6372

MacBee One-Write

PAY *One thousand three hundred Fifty 00/100* DOLLARS

| DATE | TO THE ORDER OF | CHECK NO. | CHECK AMT. |
|-----------------|----------------------------|-----------------------|----------------|
| <i>12/24/17</i> | <i>Columbia Co Sheriff</i> | <i>6372 33790/MDW</i> | <i>1350.00</i> |

Advertising Cost



M&T Bank

[Signature]

⑈006372⑈ ⑆052000113⑆ 8280230⑈