

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5241/2026

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 04, 2026
AT 12:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of a Writ of Execution No. 2026 - 5241, issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Pennsylvania, on Friday, December 4, 2026, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

All those certain lots or pieces of ground situate in Plains Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Parcel 1:

All those certain lots or pieces of ground situate in Plains Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The First Thereof:

BEGINNING at a point on the northerly side of a 50-foot-wide right-of-way known as Jumper Road, said corner also being common to lands of now or formerly Frances Dietrich and John Garner;

THENCE along said Dietrich/Garner line, North sixty-four degrees thirty-five minutes fifty seconds West (N 64° 35' 50" W), four thousand fifty-one and ninety-seven one-hundredths feet (4051.97') to a corner on the easterly side of Interstate I-81 (SR 0081);

THENCE along the easterly side of Interstate 1-81, North thirty-three degrees twenty-four minutes fourteen seconds East (N 33° 24' 14" E), two hundred twenty-two and forty one-hundredths feet (222.40') to a point of curve;

THENCE along the same and a curve to the right having a radius of 3619.83 and an arc length of 907.09 feet, a chord bearing of North forty degrees thirty-four minutes fifty-nine seconds East (N 40° 34' 59" E) and a chord distance of 904.72 feet to a corner on the southwesterly side of a right-of-way taken for Pennsylvania Power and Light Company;

THENCE along said right-of-way the following three (3) courses and distances:

- South forty-six degrees forty-three minutes three seconds East (S 46° 43' 03" E), two hundred thirty-one and thirty-six one-hundredths feet (231.361) to a corner;
- North forty-three degrees sixteen minutes fifty-seven seconds East (N 43° 16' 57" E), two hundred fifty and zero hundredths feet (250.00') to a corner;
- North forty-six degrees forty-three minutes three seconds West (N 46° 43' 03" W), two hundred three and zero one-hundredths feet (203.00") to a corner on the easterly side of aforesaid Interstate 1-81;

THENCE along said Interstate 1-81 the following four (4) courses and distances:

- Along a curve to the right having a radius of 3819.83 feet and an arc length of 159.29 feet, a chord bearing of North fifty-three degrees zero minutes twenty-one seconds East (N 53° 00' 21" E) and a chord distance of 159.28 feet to a corner;
- North thirty-five degrees forty-four minutes one second West (N 35°44' 01" W) fifty feet 50.00') to a corner;
- Along a curve to the right having a radius of 3669.83 feet and an arc length of 52.29 feet, a chord bearing of North fifty-four degrees forty minutes twenty-nine seconds East (N 54° 40' 29" E), and a cord distance of 52.29 feet to a corner;
- North fifty-five degrees four minutes fifty-eight seconds East (N 55° 04' 58" E), four hundred fifty-nine and forty one one-hundredths (459.41') to a corner common to lands now or formerly of BPJI-LP;

THENCE along said BPJI-LP lands, lands now or formerly of James L. Leuthe and lands now or formerly of Theta Land Corp., South sixty-four degrees forty-one minutes thirty-eight seconds East (S 64° 41' 38" E), four thousand nine hundred six and fourteen one-hundredths feet (4906.14') to the northwesterly side of Jumper Road;

THENCE along said side of Jumper Road and a curve to the left having a radius of 1575.00 feet and an arc length of 271.48 feet, a chord bearing of South sixty-seven degrees forty-eight minutes eleven seconds West (S 67°48'11" W) and a chord distance of 271.14 feet to a corner;

THENCE along the same, South sixty-two degrees fifty-one minutes fifty-five seconds West (S 62° 51' 55" W), three hundred ninety-nine and ten one-hundredths feet (399.10') to a corner;

THENCE along the same and a curve to the left having a radius of 1425.00 feet and an arc length of 304.40 feet, a chord bearing of South fifty-six degrees forty-four minutes forty-five seconds West (S 56° 44' 45" W) and a chord distance of 303.82 feet to a corner;

THENCE along the same, South fifty degrees thirty-seven minutes thirty-five seconds West (S 50°37'35" W), two hundred forty-one and forty-two one-hundredths feet (241.42') to a corner;

THENCE along the same and a curve to the right having a radius of 1975.00 feet and an arc length of 790.16 feet, a chord bearing of South sixty-two degrees five minutes sixteen seconds West (S 62° 05' 16" W) and a chord distance of 784.90 feet to a corner;

THENCE along the same, South seventy-three degrees thirty-two minutes fifty-seven seconds West (S 73° 32' 57" W), four hundred seventy-four and forty-seven one-hundredths feet (474.47') to the point of beginning.

CONTAINING 203.23 acres of land more or less (total area as described above), less exceptions as hereafter stated. EXCEPTING THEREFROM AND SUBJECT TO THE FOLLOWING:

1. Conveyances to PP&L as recorded in Deed Book 1530, at Page 467, and Deed Book 1594, at Page 949, and Book 1622, at Page 982, containing 27.71 acres of land, more or less, from the above-described property;
2. 45' Water-Line right-of-way to Scranton Spring Brook Water Co. through above-described property, recorded in Deed Book 1033, at Page 337;
3. Conveyance to Hudson Coal Co. and to Spring Brook Water Supply Co. Part of a 60-foot wide canal recorded in Deed Book 452, at Page 438, containing 1.57 acres of land, more or less.

ALL SHOWN on a survey map prepared by Design Consultants and dated April 2002.

TOTAL Area to be conveyed 173.95 acres of land, more or less.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, waivers, exceptions and easements as appear of record and as set forth in this Deed and in Luzerne County Map Book 139, at Pages 40 and 41.

TOGETHER WITH a non-exclusive right of way. to the extent excepted and reserved unto the Grantor, and subject to the limitations of record in the Office of the Recorder of Deeds in and for Luzerne County at locations, upon, over and across the parcels of surface conveyed to the Pennsylvania Power & Light Company by the following deeds:

1. Deed of Hudson Realty Co. Inc., dated July 29, 1963, and recorded in Luzerne County Deed Book 1530, at Page 467, et seq.
2. Deed of Blue Coal Corporation dated June 30, 1967, and recorded in Luzerne County Deed Book 1622, at Page 982, et seq.
3. Deed of Blue Coal Corporation dated April 28, 1966, and recorded in Luzerne County Deed Book 1594, at Page 949.

Solely to the extent said lands are contiguous to the lands herein above described.

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, or the legal owner thereof, their successors and assigns, as the case may be, all the coal and other minerals in, under or upon the lands above-described.

PARCEL 1A:

BEGINNING at a corner on the northerly side of S.R. 2020 (Jumper Road), said corner being common to the southerly side of a 60.0-foot-wide canal owned now or formerly by Theta Land Corporation. Deed Book 2699, at Page I;

THENCE along said side of canal and running 30.0 feet off and parallel to the center line of said canal, North 49 Degrees 44 Minutes 52 Seconds West (78.99 feet) to a corner and running 30 feet off and parallel to the centerline of said canal;

THENCE along the same, North 13 Degrees 09 Minutes 27 Seconds West (72.32 feet) to a corner;

THENCE along the same, North 78 Degrees 52 Minutes 11 Seconds West (96.67 feet) to a corner;

THENCE along the same, South 44 Degrees 26 Minutes 59 Seconds West (338.97 feet) to a corner;

THENCE along the same South, 72 Degrees 32 Minutes 09 Seconds West (171.83 feet) to a corner;

THENCE along the same, North 48 Degrees 37 Minutes 26 Seconds West (161.52 feet) to a corner;

THENCE along the same North 74 Degrees 28 Minutes 22 Seconds West (28.78 feet) to a corner;

THENCE along the same, South 55 Degrees 54 Minutes 37 Seconds West (140.82 feet) to a corner common to lands now or formerly of John Garner and Frances Dietrich, Deed Book 1943, at Page 96, and other lands now or formerly of Theta Land Corporation, Deed Book 2699, at Page 1 described in Deed Book 643, at Page 30;

THENCE along said other lands of Theta Land Corporation, North 64 Degrees 35 Minutes 50 Seconds West (69.64 feet) to a corner on the northerly side of said 60.0-foot wide canal;

THENCE along the northerly side of said canal and running 30.0 feet off and parallel to said center line of said canal, North 55 Degrees 54 Minutes 37 Seconds East (203.90 feet) to a corner;

THENCE along the same, South 74 degrees 28 minutes 22 seconds East (70.28 feet) to a corner;

THENCE along the same, South 48 degrees 37 minutes 26 seconds East (141.45 feet) to a corn;

THENCE along the same, North 72 degrees 32 minutes 09 seconds East (122.99 feet) to a corner;

THENCE along the same, North 44 degrees 26 minutes 59 seconds East (356.32 feet) to a corner;

THENCE along the same, South 78 degrees 52 Minutes 11 Seconds East (167.78 feet) to a corner;

THENCE along the same, South 13 degrees 09 Minutes 27 Seconds East (91.23 feet) to a corner;

THENCE along the same, South 49 degrees 44 Minutes 52 Seconds East (88.65 feet) to the said northerly side of Jumper Road;

THENCE along said side of S.R. 2020 and a curve to the right having a radius of 1,975.00 feet, an arc length of 66.86 feet, a chord bearing of South 66 Degrees 25 Minutes 55 Seconds West and a chord distance of 66.86 feet to the point of beginning.

CONTAINING 1.606 acres of land more or less.

BEING all of Parcel No. I as shown on the Pasonick Minor Subdivision Map prepared by Design Consultants dated July 31, 20002.

The Second Thereof:

BEGINNING at a point on the northerly side of a right-of-way known as Jumper Road, said corner being common to lot number 1 and lot number 2 as shown on the Michael J. Pasonick, Jr., and Arlene M. Pasonick Minor Sub-Division Plan, said point of beginning also being located the following three courses and distances from lands now or formerly of John Garner and Frances Dietrich;

1. North 73 degrees 32'57" East, 474.47 feet to a point of curve;
2. Along a curve to the left having a radius of 1,975 feet and an arc length of 790.16 feet on a chord bearing North 62 degrees 05'16" East, 784.90 feet to a point of tangency;
3. North 50 degrees 37'35" East, 100 feet to a point common to a Lot No. 1 and Lot No. 2 as shown on said subdivision plot;

THENCE along the dividing line between Lot No I and Lot No. 2, North 64 degrees 41'38" West, 725 feet to a point;

THENCE North 25 degrees 18' 22" East, 275.00 feet to a point;

THENCE South 64 degrees 41' 38" East, 866.04 feet to a point along the aforementioned Northerly side of

Jumper Road;

THENCE along said line on a curve to the left having a radius of 1,425.00 feet and an arc length of 167.87 feet to a point of tangency;

THENCE South 50 degrees 37' 35" West, 141.42 feet to the place of beginning.

CONTAINING 5.00 acres of land more or less.

BEING all of Lot No. 2 as shown on subdivision map filed in Luzerne County to Map Book 178, at Page 44.

The Property Identification Numbers for the above-described parcels are 50-G11-00A-25A-000 and 50-G11-00A-25C-000.

PREMISES improved with a residential structure more commonly known as 1700 Jumper Road, Plains Township, Luzerne County, Pennsylvania 18705.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of DEERFIELD FUND LLC, against 1700 JUMPER RD HOLDINGS LLC, and will be sold by:

GENESIS C. ARIAS
 Sheriff of Luzerne County

DAVID E. SCHWAGER
 Attorney

PROPERTY ADDRESS: 1700 JUMPER RD, PLAINS, PA 18702

UPI / TAX PARCEL NUMBER: 50-G11-00A-25A-000 and 50-G11-00A-25C-000

Seized and taken into execution to be sold as the property of 1700 JUMPER ROAD HOLDINGS LLC in suit of DEERFIELD FUND LLC.