

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

SALE NO. 37

DEBT \$4,701,462.67

By virtue of a Writ of Execution No. 597-2009, issued by First National Bank of Pennsylvania, successor by merger to Omega Bank, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 2008-Civil-15231, there will be exposed to public sale and outcry on Friday, August 7th, 2009 at 10:30 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN piece of land is Fairview Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the centerline of Garden Avenue with the centerline of Brook Lane; THENCE on the centerline of Garden Avenue, South 50 degrees, 15 minutes East 485 feet to the intersection of the centerline of a street (unnamed); THENCE North 89 degrees 45 minutes East 355 feet on the centerline of the said unnamed 50 foot street to a point; THENCE North 50 degrees 15 minutes West 25 feet to the point of BEGINNING.

FROM the point of beginning North 39 degrees 45 minutes East 100 feet along the westerly side of the unnamed street to a corner; THENCE through lands of Glen Man Coal Company North 50 degrees 15 minutes West 256 feet more or less to a point on the easterly side of a creek; THENCE along the easterly side of said creek in a southwesterly direction to a point on the property line between Glen Man Coal Company and land now or formerly owned by Edward and Elizabeth Deets; THENCE South 50 degrees 15 minutes East 308 feet more or less to the point of Beginning.

CONTAINING approximately 0.630 acres.

BEING the same premises as described in Deed from Glen Man Coal Company, a partnership, consisting of Arnold L. Biscontini, individually, and Mary Conty, Arnold K. Biscontini, Merle Wolson and W.O. Sword, Jr., a/k/a W.H. Sword, Jr., Trustees under indenture of Trust dated July 1, 1968 for Lawrence J. Biscontini and Mary Conty, Andrew Hourigan, Jr., W. O. Sword, Jr., a/k/a W.H. Sword, Jr. and William Herbold, Trustees under indenture of Trust dated July 1, 1968 for Arnold K. Biscontini by Arnold L. Biscontini to Edward Deets and Betty Deets dated 12/9/72 and recorded 8/16/74 in Luzerne County Record Book 1832, Page 601.

Parcel No. L9S2-1-10

ALL THAT CERTAIN piece of land situate in Fairview Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the centerline of Garden Avenue with the centerline of Brook Lane; THENCE on the centerline of Garden Avenue, South 50 degrees 15 minutes East 485 feet to the intersection of the centerline of a street (unnamed); THENCE North 39 degrees 45 minutes East 455 feet on the centerline of said unnamed 50 foot street to a point; THENCE North 50 degrees 16 minutes West 25 feet to the point of Beginning.

FROM the point of beginning North 39 degrees 45 minutes East 100 feet along the westerly side of the unnamed street to a corner; THENCE through lands of Glen Man Coal Company North 50 degrees 15 minutes West 163 feet more or less to the easterly side of a creek; THENCE along the easterly side of said creek in a southwesterly direction to a point on the property line between Glen Man Coal Company and land now or formerly owned by Edward and Elizabeth Deets; THENCE South 50 degrees 15 minutes East 258 feet more or less to the point of Beginning.

CONTAINING approximately 0.483 acres.

BEING the same premises as described in Deed from Glen Man Coal Company, a partnership, consisting of Arnold L. Biscontini, individually, and Mary Conty, Arnold K. Biscontini, Merle Wolfson and W.O. Sword, Jr., a/k/a W. H. Sword, Jr., Trustees under Indenture of Trust dated July 1, 1968 for Lawrence J. Biscontini; and Mary Conty, Andrew Hourigan, Jr., W.O. Sword, Jr., a/k/a W. H. Sword, Jr. and William Herbold, Trustees under Indenture of Trust dated July 1, 1968 for Arnold K. Biscontini, by Arnold L. Biscontini, to Edward Deets and Betty L. Deets dated 9.23.74 and recorded 9/23/74 in Luzerne County Record Book 1838, Page 523.

Parcel No.: L9S2-1-11

(parcel of Garden Avenue)

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Fairview, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side line of a 50 foot road right-of-way known as Brook Lane on plot of lots hereinafter referred to, said point being common road corner of Lots Nos. 78 and 79; THENCE South 50 degrees 30 minutes East 177 feet, plus or minus, along common sideline of aforesaid Lots Nos. 78 and 79 to the high water mark of Bow Creek to the intersection of the high water mark of Bow Creek and the common sideline of Lots Nos. 77 and 78; THENCE North 50 degrees 30 minutes West 231 feet, plus or minus, to a point being the common road corner of Lots Nos. 77 and 78, THENCE North 39 degrees 30 minutes East 100 feet along Brook Lane aforesaid to a point, the place of Beginning.

BEING all of Lot No. 78 on Briar Brook Plot of lots as set forth on survey of R.F. Price, Registered Engineer, dated August, 1956, and on file in the office of Harry F. Goeringer & Sons, Realtors.

BEING the same premises as described in Deed from Henry W. Kuzminski and Esther E. Kuzminski to Edward P. Deets and Betty

L. Deets dated 3/11/65 and recorded 3/12/65 in Luzerne County Record Book 1562, Page 454.
Parcel No: 19s2-1-7
(55 Brook Lane)

ALL THAT CERTAIN piece, parcel, or lot of land situate in the Township of Fairview, County of Luzerne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly side of a 50 foot road right-of-way known as Brook Lane, said point being common road corner of Lots Nos. 78 and 79 on plot of lots hereinafter referred to; THENCE on the dividing line of Lots Nos. 78 and 79 South 50 degrees 30 minutes East 177 feet, more or less, to the high water mark on the Northeasterly side of Bow Creek; THENCE along the high water mark on the Northeasterly side of Bow Creek in a Northerly direction 125 feet, more or less, to a point common to Lots Nos. 73 and 60; THENCE North 50 degrees 30 minutes West 115 feet, more or less, to the Southeasterly side of Brook Lane aforesaid; THENCE on the Southeasterly side line of Brook Lane South 39 degrees 30 minutes West 100 feet to the point or place of Beginning.

BEING all of Lot No. 78 on Briar Brook Plot of Lots as set forth on surety of R.F. Price, Registered Engineer, dated August 1956, and on file in the office of Harry F. Goeringer & Sons, Realtors.

BEING the same premises as described in Deed from Margaret E. Behrens, widow and Carl F. Goeringer and Grace K. Goeringer, his wife to Edward P. Deets and Betty L. Deets dated 5/24/71 and recorded 7/28/76 in Luzerne County Record Book 1895, Page 1134.

Parcel No.: L9S2-1-6
(Lot 79 Briar Brook)

ALL THAT CERTAIN lots, piece or parcels of land, situate, lying and being in the Township of Fairview, State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point on the easterly side of a 50 foot road known as Brook Lane, said point being common road corner of Lots Nos. 80 and 81; THENCE south 50 degrees 30 minutes east along common side line of Lot Nos. 80 and 81, 168 feet more or less to a point in the high water mark line on the northwesterly side of Bow Creek, said point being common rear corner of Lots Nos. 80 and 81; THENCE continuing along the northerly side of Bow Creek in a southwesterly direction to a point being common rear corner of Lots Nos. 80 and 79; THENCE north 50 degrees 30 minutes west 115 feet more or less along common side line and to common road corner of Lots Nos. 80 and 79; THENCE along Brook Lane and to common road corner of Lots Nos. 80 and 79; THENCE along Brook Lane north 39 degrees 30 minutes East 100 feet to a point, the place of Beginning.

BEING all of Lot No. 60 on Briar Brook Plot of lots as set forth on survey of R.F. Price, Registered Engineer, dated August 1956, and on file in the office of Harry F. Goeringer & Sons, Inc., Realtors.

THE SECOND THEREOF:

BEGINNING at a point on the easterly side of a 50 foot road known as Brook Lane on plot of lots herein referred to, said point being common road corner of Lots Nos. 81 and 80; THENCE south 50 degrees 30 minutes east 168 feet more or less along common side line and to common rear corner of Lots Nos. 81 and 80 aforesaid; THENCE along the high water mark line of Bow Creek to a point being the common rear corner of Lots Nos. 81 and 82; THENCE north 50 degrees 30 minutes west 240 feet, more or less along common side line and to common road corner of Lots Nos. 81 and 82; THENCE south 39 degrees 30 minutes west 100 feet to a point, the place of Beginning.

BEING all of Lot No. 81 on Briar Brook Plot of lots as set forth on survey of R.F. Price, Registered Engineer, dated August 1956, and on file in the office of Harry F. Goeringer & Sons, Inc., Realtors.

BEING the same premises as described in Deed from Carl F. Goeringer and Grace K. Goeringer to Edward P. Deets and Betty L. Deets dated 1/2/75 and recorded 5/28/76 in Luzerne County Record Book 1895 page 1142.

Parcel No.: L9s2-1-4 & 5
(Lots 80 and 81 Briar Brook)

Seized and taken into execution as the property of Deets Holding Company, Inc., Edward P. Deets, Elizabeth Deets a/k/a Betty L. Deets a/k/a Betty Deets at the suit of First National Bank of Pennsylvania, successor by merger to Omega Bank

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, August 17, 2009, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution as the property of Deets Holding Company, Inc., Edward P. Deets, Elizabeth Deets a/k/a Betty L. Deets a/k/a Betty Deets

Scott A. Dietterick, Esquire
James Smith Dietterick & Connelly, LLP

134 Sipe Ave.
Hummelstown, PA 17036

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY