

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 811/2025

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, AUGUST 01, 2025
AT 10:30 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 issued by plaintiff: Loan Funder LLC, Series 20695
To case no. 202500811

All that certain piece or parcel of land, situate in the 3rd Ward of the City of Pittston, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on a corner on the Westerly side of North Main Street, at a corner of lands of Lewis Brandenburg;

THENCE along said other lands of said Lewis Brandenburg in the Northwesterly direction about forty (40) feet to the right-of-way of the Lehigh Valley Railroad;

THENCE in a Northeasterly direction along said right-of-way fifty (50) feet to a corner in line of land of Michael Flynn;

THENCE in a Southeasterly direction along said Flynn's land about forty (40) feet to a corner of Main Street aforesaid;

THENCE in a Southwesterly direction along said North Main Street, fifty (50) feet to the place of beginning.

For Information Only: Being Parcel No. 72-D11SE3-007-011-000

Being also known as 396 North Main Street, Pittston, PA 18640

BEING the same premises which Newerls Holdings LLC, a New York limited liability company, by Deed dated 06/02/2021 and recorded 06/15/2021 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3021, Page 158846, granted and conveyed unto 396 N. Main LLC, a Pennsylvania limited liability company.

Title to said premises is vested in: 396 N. Main, LLC
Property being known as: 396 North Main Street, Pittston, PA 18640

Being Luzerne County tax parcel number and pin number By virtue of a Writ of Execution issued by plaintiff: Loan Funder LLC, Series 20695

To case no. 202500811

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BEGINNING on a corner on the Westerly side of North Main Street, at a corner of lands of Lewis Brandenburg;

THENCE along said other lands of said Lewis Brandenburg in the Northwesterly direction about forty (40) feet to the right-of-way of the Lehigh Valley Railroad;

THENCE in a Northeasterly direction along said right-of-way fifty (50) feet to a corner in line of land of Michael Flynn;

THENCE in a Southeasterly direction along said Flynn's land about forty (40) feet to a corner of Main Street aforesaid;

THENCE in a Southwesterly direction along said North Main Street, fifty (50) feet to the place of beginning.

For Information Only: Being Parcel No. 72-D11SE3-007-011-000

Being also known as 396 North Main Street, Pittston, PA 18640

BEING the same premises which Newerls Holdings LLC, a New York limited liability company, by Deed dated 06/02/2021 and recorded 06/15/2021 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3021, Page 158846, granted and conveyed unto 396 N. Main LLC, a Pennsylvania limited liability company.

Title to said premises is vested in: 396 N. Main, LLC
Property being known as: 396 North Main Street, Pittston, PA 18640

Being Luzerne County tax parcel number and pin number 72-D11SE3-007-011-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: 396 N. Main, LLC

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PROPERTY ADDRESS: 396 NORTH MAIN ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-D11SE3-007-011-000

Seized and taken into execution to be sold as the property of 396 N. MAIN, LLC in suit of LOAN FUNDER LLC, SERIES 20695.