SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5721/2025

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, DECEMBER 04, 2026
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 writ of execution issued by plaintiff Athene Annuity and Life Company
To Case number 202505721

SCHEDULE ”A”

The Land referred to herein below is situated in the County of Luzerne, Commonwealth of Pennsylvania, and is described as follows:

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

Beginning at a point on the Westerly side of North Main Street in line of land now or late of Michael Murtha; Thence Northerly along said North Main Street thirty-three (33) feet to lands now or late of Michael Lynott’s Estate; Thence in a Westerly Direction along said Lynott’s Estate twenty-five (25) feet more to the Lehigh Valley Railroad (formerly the Pennsylvania Canal); Thence in a Southerly direction along said Lehigh Valley Railroad thirty-three (33) feet to land of now or late Michael Murtha aforesaid; Thence along said now or late Murtha’s lands is an Easterly direction twenty-five (25) feet or more to the Place of beginning.

BEING the same premises which Newerls Holdings by Deed dated October 26, 2021 and recorded in the Official Records of Luzerne County on November 17, 2021 as Instrument 202174197 granted and conveyed unto 400 N Main LLC.

400-402 N Main Street, Pittston, PA 18640
Tax Parcel Number: 72-D11SE3-007-010
Sale No:
Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $154,956.55
Premise Being: 400-402 N Main Street, Pittston, PA 18640
Seized and sold as the property of 400 N Main LLC Judgment Number 202505721 (Athene Annuity and Life Company v 400 N Main LLC), with a judgment amount of $154,956.55.

Dated: October 21, 2025

_____
 Nicole M. Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 400-402 N MAIN ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-D11SE3-007-010

Seized and taken into execution to be sold as the property of 400 N MAIN LLC in suit of ATHENE ANNUITY AND LIFE COMPANY.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO
GARDEN CITY, NY 212-471-5100

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.