# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 6842/2025**

**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.**

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By virtue of writ of execution issued by plaintiff Athene Annuity and Life Company
To Case number 2025-06842

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 piece or parcel of land situate in the Borough of Avoca, County of Luzerne and State of Pennsylvania; hounded and described as follows, to wit:

BEGINNING at a P.K. nail at the intersection of the southerly line of McAlpine Street with the easterly line of Packer Avenue;
THENCE along said Packer Avenue, South 34° 04’ West, one hundred eighty (180) feat to a P.K. nail on the northerly line of an alley;

THENCE along said alley, South 61° 30’ Fast, forty five (45.00) feet to an iron rebar along lands N/F of Michael Reynolds;

THENGE along said Reynolds, North 34° 04' East, one hundred eighty (180.00) feet to an iron rebar on the southerly line of said McAlpine Street;

THENCE along McAlpine Street, North 61° 30" West, Forty five (46.00) feet to the point of beginning. Containing 8,061.80 square feet of land, more or less.

BEING THE SAME premises conveyed by Nancy Robbins, by Deed dated December 29th, 1988 to Walter H. Dorosky and Cynthia MinDorosky, his wife and Thomas S. Hufismith, said deed was recorder on December 29th, 1988 in the office of the Recorder of Deeds in and for Luzerne County in Deed Book 2295 at page 774.

SUBJECT TO the same exceptions, reservations and conditions as are contained in the deeds forming the line of title to said premises.

Property commonly known as: 700 McAlpine Street, Avoca, PA 18641

BEING the same premises which David Gintoff and Pamela Gintoff, his wife, by Deed dated June 5, 2024, and recorded in the Official Records of Luzerne County on June 18, 2024, in the Deed Book as Instrument Number 202431656, granted and conveyed unto 700 McAlpine LLC, a Pennsylvania Limited Liability Company.

700 McAlpine Street, Avoca, PA 18641
Tax Parcel Number: 02-D12SE4-022-007
Sale No:
Danielle Johnson, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $406,031.21
Premise Being: 700 McAlpine Street, Avoca, PA 18641
Seized and sold as the property of 700 McAlpine LLC, Judgment Number 2025-06842 ( Athene Annuity and Life Company v. 700 McAlpine LLC), with a judgment amount of $406,031.21.

Dated: December 22, 2025

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Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
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(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 700 MCALPINE ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE4-022-007

**Seized and taken into execution to be sold as the property of 700 MCALPINE 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.