# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 6845/2025**

**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 2025-06845

SCHEDULE ”A”

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

Property 1
ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the Northwest corner of Lot No. 466, on the Southerly side of Nanticoke Street, in the Village of Glen Lyon, Newport Township, Luzerne County, Pennsylvania, six hundred (600) feet Westerly from the Southwest corner of the intersection of Nanticoke and Apple Streets, and the plot of lots hereinafter mentioned;

THENCE along the Southerly side of said Nanticoke Street, South 82 degrees 20 minutes west, twenty-five (25) feet to the center of Lot No. 467;

THENCE through the center of said Lot No. 487, South 7 degrees 40 minutes East, one hundred and two (102) feet to a corner on an eight (8) foot alley;

THENCE along the Northerly side of said alley, North 82 degrees 20 minutes East, twenty-five (25) feet to a corner of Lot No. 466;

THENCE along the Westerly line of said Lot No. 466 North 7 degrees 40 minutes west, one hundred and two (102) feet to the place of beginning.

BEING the Easterly half of Annex Lot No. 487, to the plot of lots laid out by the Susquehanna Coal Company and recorded in Luzerne County Map Book No. 1, Page 10.

THE SECOND THEREOF:

BEGINNING at the Northeast corner of Lot No. 468 on the Southerly side of Nanticoke Street in the Village of Glen Lyon, Newport Township, Luzerne County, Pennsylvania, 650 feet Westerly from the Southwest corner of the intersection of Nanticoke and Apple Streets on the plot of lots hereinafter mentioned;

THENCE along the Southerly side of said Nanticoke Street, South 82 degrees 20 minutes East 25 feet to the center of Lot No. 467;

THENCE through the center of said Lot No. 467 South 7 degrees 40 minutes East 102 feet to a corner on an eight (8) foot alley,

Thence along the Northerly side of said alley south 82 degrees 20 minutes west 25 feet to a corner of Lot No.468;

THENCE along the Easterly line of said Lot No. 468 North 7 degrees 40 minutes West 102 feet to the place of beginning.

BEING the Westerly half of Annex Lot No. 467, to the plot of lots laid out by the said Susquehanna Coal Company and recorded in Luzerne County Map Book 1, Page 10.

THE above conveyance vests in the grantees legal title to the whole of Annex Lot No. 467.

BEING the same premises which Dolrei Group LLC by Deed dated March 21, 2024 and recorded in the Official

(c) CountySuite Sheriff, Teleosoft, Inc.

Records of Luzerne County on April 2, 2024 in Deed Book Volume 3024, Page 55286, as Instrument 202416344 granted and conveyed unto 159 W Main LLC.

159-161 West Main Street, Glen Lyon, PA 18617
Tax Parcel Number: 46-K6S1-012-004
Sale No:
Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $347,837.36
Premise Being: 159-161 West Main Street, Glen Lyon, PA 18617
Seized and sold as the property of 159 W Main LLC Judgment Number 2025-06845 (Athene Annuity and Life Company v. 159 W Main LLC), with a judgment amount of $347,837.36.

Dated: January 9, 2026
/s/ Nicole M. Francese
□ Jacqueline McNally, Esq. (201332)
□ Timothy A. Cirino, Esq. (326340)
□ Robert Flacco, Esq. (325024)
X Nicole Francese, Esq. (332253)
□ Danielle Johnson, Esq. (334703)
□ Yvonne Ganley, Esq. (337459)
□ Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
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PROPERTY ADDRESS: 159-161 WEST MAIN ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: 46-K6S1-012-004

**Seized and taken into execution to be sold as the property of 159 W 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.