SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5757/2025

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 2025-05757

SCHEDULE ”A”
ALL THAT CERTAIN PIECE OF PARCEL OF GROUND, SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT-

PARCEL 1:

BEGINNING AT THE CENTER OF LOT NO. SIXTY-EIGHT (68) ON THE SOUTHEAST SIDE OF PARK AVENUE FOR A DISTANCE OF ABOUT ONE HUNDRED SEVENTY-SEVEN (177) FEET SOUTHWEST FROM THE SOUTHWESTERLY SIDE OF DANA STREET;

THENCE AT A RIGHT ANGLE TO SAID PART AVENUE, ALONG THE CENTER OF SAID LOT NO. SIXTY EIGHT (68) FOR A DISTANCE OF ONE HUNDRED (100) FEET TO LINE OF LAND NOW OR FORMERLY OF BARBARA BEDNARKEWICZ;

THENCE ALONG LAND NOW OR FORMERLY OF SAID BARBARA BEDNARKEWICZ LAND IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF TWENTY-FIVE (25) FEET TO LOT NO. SIXTY-NINE (69), THENCE NORTHWESTERLY ALONG SAID LOT NO. SIXTY-NINE (69) FOR A DISTANCE OF ONE HUNDRED (100) FEET TO PARK AVENUE;

THENCE NORTHEASTERLY ALONG PARK AVENUE FOR A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

BEING PART OF LOT NO. SIXTY-EIGHT (62) ON PLAT OF LOTS OF ANDERSON DANA.

PARCEL 2:
BEGINNING AT A POINT OF THE SOUTHEASTERLY SIDE OF PARK AVENUE ABOUT TWO HUNDRED (200) FEET FROM THE SOUTHWESTERLY SIDE OF DANA STREET AND IN LINE OF LOT NO. SIXTY-EIGHT (68) DANA PLOT.

THENCE IN A SOUTHEASTERLY DIRECTION AND AT RIGHT OF PARK AVENUE FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF G. MORTIMER LEWIS;

THENCE AT A SOUTHEASTERLY DIRECTION AND AT RIGHT ANGLES TO PRECEDING COURSE FOR A DISTANCE OF TWENTY-FIVE (25) TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF G. MORTIMER LEWISE;

THENCE IN A NORTHWESTERLY DIRECTION AT RIGHT ANGLES TO PRECEDING COURSE FOR A DISTANCE OF ONE HUNDRED (100) FEET TO PARK AVENUE AFORESAID,

THENCE IN A NORTHEASTERLY DIRECTION ALONG PARK AVENUE FOR A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

BEING the same premises which Dolrei Group LLC by Deed dated July 17, 2023 and recorded in the Official Records of Luzerne County on July 25, 2023 in Deed Book Volume 3023, Page 132908, as Instrument 202338383 granted and conveyed unto 340 Park LLC.

340 Park Avenue, Wilkes Barre Township, PA 18702
Tax Parcel Number: 73-I9NE2-012-015
Sale No:
Danielle Johnson, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $157,829.07
Premise Being: 340 Park Avenue, Wilkes Barre Township, PA 18702

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and sold as the property of 340 Park LLC Judgment Number 2025-05757 (Athene Annuity and Life Company v 340 Park LLC), with a judgment amount of $157,829.07.

Dated: January 2, 2026

_____

□ Jacqueline McNally, Esq. (201332)
□ Renee Cohen, Esq. (306667)
□ Timothy A. Cirino, Esq. (326340)
□ Robert Flacco, Esq. (325024)
□ Danielle Johnson, Esq. (334703)
□ Yvonne Ganley, Esq. (337459)
□ Andrew Kravitz, Esq. (80142)
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: 340 PARK AVE, WILKES BARRE TWP, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-012-015

Seized and taken into execution to be sold as the property of 340 PARK LLC in suit of ATHENE ANNUITY AND LIFE COMPANY.

(c) CountySuite Sheriff, Teleosoft, Inc.