SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14497/2024

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 MCLP Asset Company, Inc.
To Case number 2024-14497

SCHEDULE ”A”

ALL THAT CERTAIN piece or parcel of land situate in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Main Road leading from Wilkes-Barre to Nanticoke, said corner being a common corner of Lots Nos. 4 and 5 of Block No. 4 of the plot of lots hereinafter referred to; THENCE Southwesterly along said Main Road, sixty-three and nine tenths (63.9) feet to a point or corner on said Main Road; THENCE Southeasterly through said Lot No. 4, two hundred fifty (250) feet to a corner of land now or late of Caroline Danielowicz and Adam Danielowicz, her husband; THENCE Northeasterly and parallel with the above-mentioned Main Road, sixty-three and nine tenths (63.9) feet to a point or corner in the division line between Lot Nos. 4 and 5 on the hereinafter mentioned plot of lots; THENCE Northwesterly along said division line, two hundred fifty (250) feet to the place of BEGINNING.

BEING a portion of Lot No. 4 of Block No. 4 of Lynch arid Rhone Plot of Lots recorded in the office of the Recorder of Deeds for Luzerne County in Deed Book No. 168, Pages 190 and 191.

BEING the same premises which PKS Main II LLC, a Pennsylvanian Limited Liability Company, by Deed dated February 22, 2023 and recorded on March 29, 2023 in the Office of the Recorder of Deeds of Luzerne County in Deed Book 3023, page 53538, as Instrument No. 202316600, granted and conveyed unto 642 Main LLC, a Pennsylvania Limited Liability Company.

642 Main Road, Hanover Township, PA 18706
Tax Parcel Number: 25-I8S1-018-012
Sale No:
Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $211,284.03
Premise Being: 642 Main Road, Hanover Township, PA 18706
Seized and sold as the property of 642 Main LLC Judgment Number 2024-14497
(MCLP Asset Company, Inc. v 642 Main LLC), with a judgment amount of $211,284.03.

Dated: January 16, 2026
/s/ Nicole M. Francese
Nicole M. Francese, Esq.
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: 642 MAIN RD, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S1-018-012

Seized and taken into execution to be sold as the property of 642 MAIN LLC in suit of MCLP ASSET COMPANY, INC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.