SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9756/2025

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 2025-09756

SCHEDULE ”A”

ALL the surface or right of soil of and to that certain piece or parcel of land situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Wyoming Avenue said point being distant 367.81 feet in the direction of North 81 degrees 15 feet East from the intersection of the Easterly line of Montgomery Avenue and the Southerly line of Wyoming Avenue as now located, being also a corner of land now or late of Antonio and Maria Perrone;

THENCE along Wyoming Avenue North 81 degrees forty-five (45) feet East twenty-five (25) feet to a corner in line of lands now or late of Clara Wagner;

THENCE along said Wagner's land and land now or late of Lulu B. Tench South 8 degrees fifteen (15) feet East two hundred thirty (230) feet to a corner on an alley, now known as Excelsior Street;

THENCE along Excelsior Street South 81 degrees 45 feet West twenty-five (25) feet, more or less, to line of lands now or late of Antonio and Maria Perrone aforesaid;

THENCE along line of said Perrone's land North 8 degrees 15 feet West two hundred thirty (230) feet to Wyoming Avenue, the place of BEGINNING.

EXCEPTING AND RESERVING all mineral rights as fully as they have been reserved in the former chain of title.

BEING the same premises which ReOrPen LLC by Deed dated June 14, 2023 and recorded in the Official Records of Luzerne County on July 3, 2023 in Deed Book Volume 3023, Page 118430, as Instrument 202334491 granted and conveyed unto 323 Wyoming LLC.

323 Wyoming Avenue, Pittston, PA 18643
Tax Parcel Number: 65-E11NE1-010-008
Sale No:
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $252,774.85
Premise Being: 323 Wyoming Avenue, Pittston, PA 18643
Seized and sold as the property of 323 Wyoming LLC Judgment Number 2025-09756 (Athene Annuity and Life Company v 323 Wyoming LLC), with a judgment amount of $252,774.85.

Dated: March 6, 2026

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 Jacqueline McNally, Esq. (201332)
 Timothy A. Cirino, Esq. (326340)
 Robert Flacco, Esq. (325024)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
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Garden City, NY 11530
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PROPERTY ADDRESS: 323 WYOMING AVE, PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-E11NE1-010-008

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of 323 WYOMING 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.