SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9822/2025

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 2025-09822

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

ALL the surface and right of soil only of and to all the certain lot 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 northwesterly side of Sash Main Street, said corner being one hundred thirty-two (132) feet from Green Street and eight (8) foot from the common corner dividing lots nos. 35 and 36 as designated on plot of lots hereinafter mentioned;

THENCE parallel with said dividing line North 42 degrees 4’ West, one hundred fifteen (115) feet more or less, to a corner in the rear line of Lot No. 43;

THENCE along the same and part of the rear line of Lot No, 42, South 43 degrees 32° West, forty (40) feet to a corner twelve and nine one-hundredths (12.09) tact from the dividing line between Lots Nos. 37 and 38;

THENCE South 42 degrees 4’ East one hundred thirteen (113) feet, more or less, to a corner in South Main Street aforesaid;

THENCE along the same North 47 degrees 56’ East, forty (40) feet to the place of beginning.

BEING twenty-two (22) feet of Lot No. 38 and eighteen (18) feet at Lot No. 37 adjoining on map of Edge Hill as allotted for Barber and Hoover, which map is recorded in the Office for Recording of Deeds in and for the County of Luzerne in Map Book 1, page 62.

All coal and other minerals excepted and reserved as fully as in prior deeds in line of title and subject to all other exceptions, reservations and limitations in prior deeds in line of title.

BEING the same premises which TTWEILER PROPERTIES INC by Deed dated June 5, 2024 and recorded in the Official Records of Luzerne County on June 24, 2024 in Deed Book Volume 3024, Page 116039, as Instrument 202432970 granted and conveyed unto 1437 S Main LLC.

1437 South Main Street, Hanover, PA 18706
Tax Parcel Number: 25-I9SW1-004-016
Friedman Vartolo LLP, Attorneys for Plaintiff

Judgment Amount: $490,278.23
Premise Being: 1437 South Main Street, Hanover, PA 18706

Seized and sold as the property of 1437 S Main LLC
Judgment Number 2025-09822 (Athene Annuity and Life Company v 1437 S Main LLC)

Dated: March 6, 2026
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

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 Jacqueline McNally, Esq. (201332)
 Timothy A. Cirino, Esq. (326340)
 Robert Flacco, Esq. (325024)

(c) CountySuite Sheriff, Teleosoft, Inc.

 Nicole Francese, Esq. (332253)
 Yvonne Ganley, Esq. (337459)
 Andrew Kravitz, Esq. (80142)

PROPERTY ADDRESS: 1437 SOUTH MAIN ST, HANOVER, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9SW1-004-016

Seized and taken into execution to be sold as the property of 1437 S 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.