SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6473/2025

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 2025-06473

SCHEDULE ”A”
All that certain lot, piece or parcel of land, situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, bounded and described, as follows:
BEGINNING at an iron pin in the top of a masonry wall on the northerly side of Exeter Avenue, being the southwesterly corner of William and Grace Kudrako lands;

THENCE, along the westerly line of Kudrako lands North 34 degrees 11 minutes 16 seconds West, a distance of 140.86 feet to a set iron pin corner in the line of lands formerly of. Lorenzo Maccione;

THENCE, South 61 degrees 24 minutes 00 seconds West on the line formerly of Lorenzo Maccione lands, a distance of 5.00 feet to an existing iron pin corner;

THENCE, continuing along the same, South 70 degrees 32 minutes 00 seconds West, a distance of 52.00 feet to a set iron pin corner;

THENCE, along the line of lands between William Scutt and the Grantors herein, South 34 degrees 17 minutes 03 seconds East a distance of 139.72 feet to a set iron pin corner near a masonry wall on the northerly side of Exeter Avenue.

THENCE, North 70 degrees 54 minutes 15 seconds East a distance of 57.00 feet to the place of

CONTAINING an area of 7,714.70 square feet or .18 acres of land more or less.

EXCEPTING and RESERVING from and out of the above-described lot, piece or parcel of land a certain driveway now located over and upon said land, which shall at all times be open for the use of the persons and vehicles traveling over the same. The said driveway herein referred to leads from a point on the northerly side of Exeter Avenue to the top of the mountain. Lorenzo Maccione, et ux., reserve to themselves, their heirs or assigns, for their own use as well as the use of other persons owning
land abutting or joining said private driveway, the free and uninterrupted use of the said road for the purpose of ingress and egress from the aforesaid Exeter Avenue to the lands of the Mountain adjoining said road.

Being the same premises conveyed to ReOr Pen LLC, a Pennsylvania Limited Liability Company from Jason O’Brien a/k/a Jason O'Brian single man by deed dated 04/27/2023 and recorded on 05/10/2023 as Instrument Number 202324381 in the Official Records of the Luzerne County Recording Office.

BEING the same premises which ReOr Pen LLC by Deed dated May 11, 2023 and recorded in the Official Records of Luzerne County on June 6, 2023 in Deed Book Volume 3023, Page 98035, as Instrument 202329256 granted and conveyed unto 1117 Exeter LLC.

1117 Exeter Avenue, Exeter, PA 18643
Tax Parcel Number: 16-D11S1-005010
Sale No:
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $172,536.96
Premise Being: 1117 Exeter Avenue, Exeter, PA 18643
Seized and sold as the property of 1117 Exeter LLC Judgment Number 2025-06473 (Athene Annuity and Life Company v 1117 Exteter LLC), with a judgment amount of $172,536.96.

Dated: March 4, 2026

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Nicole Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

(c) CountySuite Sheriff, Teleosoft, Inc.

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 1117 EXETER AVE, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-D11S1-005010

Seized and taken into execution to be sold as the property of 1117 EXETER 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.