SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9757/2025

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 202509757

SCHEDULE “A”

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

ALL THAT CERTAIN lot or tract of land situate In the Borough of Larksville (formerly the Township of Plymouth), County of Luzerne and Commonwealth of Pennsylvania, being known as Lot No. 34, as recorded in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, as follows to wit:

BEGINNING at a point on the line of Lot No. 35 on a plot of lots laid out by the now or late G.B. Snyder, said point being distant ninety feet from New Street;

THENCE along the line of said Lot No. 35 south 31 degrees East seventy feet to a comer on a lane;

THENCE along the lane North 59 degrees East fifty feet to a corner of Lot No. 33 said plot;

THENCE along Lot No. 33 said plot North 31 degrees West seventy feet to a comer of lands of now or late Teofil Witkowski;

THENCE along line of lands of now or late Teofil Witkowski South 59 degrees West fifty feet to a point, the place of beginning.

The street known as New Street was formerly known as First Street and later McDonald Street.

PIN 38-H8S1-002-02B-OOO

BEING the same premises which Michael J. Hudacek, Sr., Executor of the Estate of Leonard B. Zona a/k/a Leonard Zona, by Deed dated 08/05/2015 and recorded 08/10/2015 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3015, Page 144842, granted and conveyed unto Kerri Lyn Evans.

BEING the same premises which Shamnoor LLC by Deed dated January 24, 2024, and recorded in the Official Records of Luzerne County on February 2, 2024 in Deed Book Volume 3024, Page 19454, granted and conveyed unto 13 McDonald LLC.

Tax Parcel Number: 38-H8S1-002-02B
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff
Judgment Amount: $163,469.40
Premise Being: 13 McDonald Street, Larksville, PA 18651
Seized and sold as the property of 13 McDonald LLC Judgment Number 202509757 (Athene Annuity and Life Company v 13 McDonald, LLC), with a judgment amount of $163,469.40.

Dated: April 1, 2026
/s/ Nicole M. Francese
Nicole 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: 13 MCDONALD ST, LARKSVILLE, PA 18651

UPI / TAX PARCEL NUMBER: 38-H8S1-002-02B

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of 13 MCDONALD 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.