SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12325/2025

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 Brighthouse Life Insurance Company
To Case number 202512325

SCHEDULE ”A”
All the surface of all that certain Lot of land Situate in the 2nd Ward of the Borough of Kingston, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Main Street, said point being distant one hundred sixty-nine and ninety-six one-hundredths (169.96) feet on a course of South 82 degrees 45 minutes East from the intersection of the Southerly side of Main Street with the Easterly side of Northampton Street;

THENCE South 7 degrees 15 minutes West, one hundred twenty-four and ninety-two one-hundredths (124.92) feet to line of lands now or formerly of Lesko Barni;

THENCE along lands now or formerly of Lesko Barney, South 86 degrees 00 minutes East, twenty-five and four one-hundredths (25.04) feet to a point:

THENCE along lands now or formerly of Lesko Barni, North 7 degrees 15 minutes East, one hundred twenty-three and five tenths (123.5) feet to the Southerly side of Main Street aforesaid;

THENCE along said Street, North 62 degrees 45 minutes West, twenty-five (25) feet to the place of BEGINNING.

BEING the same premises which R C Builders by Deed dated May 13, 2021 and recorded in the Official Records of Luzerne County on May 19, 2021 as Instrument 2021132075 granted and conveyed unto 707 Deacon LLC.

200 Main Street, Kingston, PA 18704
Tax Parcel Number: 34-H9NE1-001-003
Sale No:
Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $145,743.39
Premise Being: 200 Main Street, Kingston, PA 18704
Seized and sold as the property of 707 Deacon LLC Judgment Number 202512325 (Brighthouse Life Insurance Company v 707 Deacon LLC), with a judgment amount of $145,743.39.

Dated: April 27, 2026

_____
 Jacqueline McNally, Esq. (201332)
 Nicole Francese, Esq. (332253)
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: 200 MAIN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-H9NE1-001-003

Seized and taken into execution to be sold as the property of 707 DEACON LLC in suit of BRIGHTHOUSE LIFE INSURANCE 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.