SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10660/2025

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 Metropolitan Life Insurance Company
To Case number 202510660

SCHEDULE “A”

ALL THAT CERTAIN lot or piece or parcel of land situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a point on the Southerly side of Main Street said point being a corner of land now or formerly belonging to J. Bennett Smith;

THENCE along the line of said Main Street, South eighty-two (82) degrees forty-five (45) minutes East fifty-five (55) feet to a corner of land now or formerly belonging to Lesko Barni;

THENCE along the land of the said Lesko Bari, South seven (7) degrees fifteen (15) minutes West one hundred twenty-three and five-tenths (123.5) feet to a comer on land now or formerly of J. Bennett Smith;

THENCE along the said Smith land, North eighty-two (82) degrees forty-five (45) minutes West; fifty-five (55) feet to a corner on other land now or formerly of J. Bennett Smith;

THENCE along land of the said Smith, North seven (7) degrees fifteen (15) minutes East, one hundred twenty-three and five-tenths (123.5) feet to the place of BEGINNING.

PIN 34-H9NE1-001-004-000

Under and Subject to and together with the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the Chain of Title.

BEING the same premises which Carl J. Graziano and Rand Morgans by Deed dated May 13, 2021, and recorded in the Official Records of Luzerne County on May 19, 2021, in the Deed Book as Instrument Number 202132074, granted and conveyed unto 1012 Jackson LLC, a Pennsylvania Limited Liability Company.

198 Main Street, Kingston, PA 18704
Tax Parcel Number: 34-H9NE1-001-004
Sale No:
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $197,971.65
Premise Being: 198 Main Street, Kingston, PA 18704
Seized and sold as the property of 1012 Jackson LLC, Judgment Number 202510660 (Metropolitan Life Insurance Company v. 1012 Jackson LLC), with a judgment amount of $197,971.65.

Dated: April 24, 2026

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

(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 198 MAIN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-H9NE1-001-004

Seized and taken into execution to be sold as the property of 1012 JACKSON LLC in suit of METROPOLITAN 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.