SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14171/2025

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 202514171

SCHEDULE “A”

All that certain lot or parcel of land situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Northerly line of a sixteen foot street (not named) laid out by the Kingston Coal Company on land purchased by said Kingston Coal Company from Ira G. Marvin and wife, by deed dated November 11, 1908, and recorded in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book No. 452, page 197, the said corner being distant one hundred and forty-five (145) feet on a course of South fifty-five degrees thirteen minutes West, from the west side of Pringle Street; thence along the northerly side of said sixteen foot street, South fifty-five degrees thirteen minutes West, one hundred and fifteen (115) feet, to a corner in line of land now or late of said Harry W. Ruggles, North thirty-four degrees thirty minutes West, forty feet to a corner in the south side of a ten foot alley; THENCE along the south side of said ten foot alley, North fifty-five degrees thirteen minutes East, one hundred and fifteen (115) feet to a corner in line of land now or late of said Harry W. Ruggles; THENCE along line of land now or late of said Harry W. Ruggles, South thirty-four degrees thirty minutes East, forty (40) feet to the place of beginning.

CONTAINING four thousand six hundred square feet of land, be the same more or less.

BEING known as 6 Mason Court.

For Informational Purposes Only: Commonly known as 6 Mason Court, Kingston PA 18704;

Being Known as Tax Parcel ID 34-G9SE1-012-013 on the tax map of the Borough of Kingston,
County of Luzerne, State of Pennsylvania

BEING the same premises which Sam Eid D by Deed dated June 23, 2021 and recorded in the Official Records of Luzerne County on August 6, 2021 in Deed Book Volume 3021, Page 211765, et seq., granted and conveyed unto 6 Mason LLC.

6 Mason Court, Kingston, PA 18704
Tax Parcel Number: 34-G9SE1-012-013-000
Sale No:
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $157,623.46
Premise Being: 6 Mason Court, Kingston, PA 18704
Seized and sold as the property of 6 Mason LLC; Judgment Number 202514171 (Brighthouse Life Insurance Company v. 6 Mason LLC), with a judgment amount of $157,623.46.

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)
 Yvonne Ganley, Esq. (337459)
 Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
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(T) (212) 471-5100

(c) CountySuite Sheriff, Teleosoft, Inc.

(F) (212) 471-5150

PROPERTY ADDRESS: 6 MASON COURT, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1-012-013-000

Seized and taken into execution to be sold as the property of 6 MASON 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.