SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7691/2025

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 202507691

SCHEDULE “A”

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

Property 1

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

BEGINNING at a corner formed by the intersection of the southeasterly line of Short Street with the northeasterly line of Cherry Street,

THENCE along the southeasterly line of said Short Street, in a northeasterly direction, fifty feet to a corner in line of Lot Number 20 on the plot of lots hereinafter mentioned;

THENCE along the line of said Lot Number 20, in a southeasterly direction, 65 feet to a corner in line of land of William W. Morgan;

THENCE along the line of said Morgan, in a southwesterly direction, and parallel with the southeasterly line of said Short Street, 50 feet to a corner in the northeasterly line of said Cherry Street;

THENCE along the northeasterly line of said Cherry Street, in a northwesterly direction, 65 feet to the Place of Beginning, being the rear portion of a Lot Numbered 22 as the same is represented and designated on map of building lots on lands of the Northern Coal and Iron Company, known as “Ross Hill Farm.”

BEING the same premises conveyed to the Grantors herein by Helyn Cimakasky by deed dated December 17, 1991 and recorded in Luzerne County Deed Book 2408 at Page 557.

Property Address: 615 Cherry Street, Edwardsville, PA 18704

Parcel ID: 18-G9S2-015-001

BEING the same premises which DOLREY Group LLC by Deed dated April 8, 2024 and recorded in the Official Records of Luzerne County on May 1, 2024 in Deed Book Volume 3024, Page 77718, et seq., granted and conveyed unto 615 Cherry LLC.

615 Cherry Street, Edwardsville, PA 18704
Tax Parcel Number: 18-G9S2-015-001
Sale No:
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Property 2

ALL that certain lot, piece or parcel of land Situate in the Borough of Edwardsville, County of Luzerne, State of Pennsylvania bounded and described as follows, to wit:

CONTAINING a frontage of twenty-five (25) feet southeastwards on Green Street and extending one hundred forty (140') feet at right angles to Short Street;

BEING the northerly half of Lot No. 20 on Green Street as the same is represented and designated on a map of building lots on lands of Northern Coal & Iron Company as Ross Hill Farm in said Borough.

ALSO BEING the same premises conveyed to the Grantors herein by deed of Helen Cimakasky, dated

(c) CountySuite Sheriff, Teleosoft, Inc.

December 17, 1991 and recorded in the Luzerne County Recorder of Deeds Book 2408 at Page 553.

Property Address: 615 ADJ Cherry St, Kingston, PA 18704
Parcel ID: 18-G9S2-015-003

BEING the same premises which DOLREY Group LLC by Deed dated April 8, 2024 and recorded in the Official Records of Luzerne County on May 1, 2024 in Deed Book Volume 3024, Page 77718, et seq., granted and conveyed unto 615 Cherry LLC.

615 ADJ Cherry Street, Edwardsville, PA 18704
Tax Parcel Number: 18-G9S2-015-003
Sale No:
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Property 3:

ALL that certain piece, parcel or tract of land situate, lying and being in the Borough of Edwardsville, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Short Street, the same being also inn corner of line of lands now or late of Martha Pritchard;

THENCE along said Short Street in a northerly direction twenty-five (25) feet to a corner in line of lands now or late of John Elias Williams;

THENCE along the same at right angles to said Short Street, seventy (70) feet to a corner in line of land now or late of Edward L. Roberts:

THENCE along the same in a southerly direction and parallel with said Short Street, twenty-five (25) feet to the line of lands of the aforesaid Martha Pritchard;

THENCE along the same seventy (70) feet to a corner in line of Short Street aforesaid, the place of Beginning.

BEING the southwesterly quarter of Lot No. 20 on plot of the Northem Coal and Iron Company, known and designated as “Ross Hill Farm."

BEING the same premises conveyed to the Grantors herein by Helen Cimakasky by deed dated the December 17, 1991 and recorded in Luzerne County Deed Book 2408 at Page 549.

Property Address: 200 Adj Short Street, Edwardsville, PA 18704
Parcel ID: 18-G9S2-015-004

Property commonly known as: 615 Cherry Street, Edwardsville, PA 18704

BEING the same premises which DOLREY Group LLC by Deed dated April 8, 2024 and recorded in the Official Records of Luzerne County on May 1, 2024 in Deed Book Volume 3024, Page 77718, et seq., granted and conveyed unto 615 Cherry LLC.

200 ADJ Short Street, Edwardsville, PA 18704
Tax Parcel Number: 18-G9S2-015-004
Sale No:
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $157,184.81
Premises Being: 615 Cherry Street, Edwardsville, PA 18704; 615 ADJ Cherry Street, Edwardsville, PA 18702, and 200 ADJ Street, Edwardsville, PA 18704
Seized and sold as the property of 615 Cherry LLC, Judgment Number 202507691 (Athene Annuity and Life Company v. 615 Cherry LLC), with a judgment amount of $157,184.81.

Dated: April 27, 2026

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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: 615 CHERRY ST, 615 ADJ CHERRY ST AND 200 ADJ SHORT ST, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S2-015-001, 18-G9S2-015-003 AND 18-G9S2-015-0

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of 615 CHERRY 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.