

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8821/2025

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:

**MONDAY, OCTOBER 05, 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 202508821

SCHEDULE "A"

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

BEGINNING at a corner on West Main Street in line with lands conveyed by Laura B. Smith Casement to Francis H. Burns by Deed dated January 29, 1946, and recorded in the office for the recording of Deed dated January 29, 1946, and recorded in the office for the recording of Deeds in and for Luzerne County in Deed Book 864, page 128, and known as No. 412 West Main Street, Plymouth, Pennsylvania.

THENCE along line now or formerly of said Burns' land in a southeasterly direction as extended in a line with an iron fence one hundred seven and five-tenths (107.5) feet an alley;

THENCE along line of said-alley, South 67 degrees 22 minutes West thirty-six (36) feet more or less to a corner in line of lands now or formerly of Dr. Albert H. Gabriel;

THENCE along line now or formerly of said Dr. Albert H. Gabriel lands and in line with a wooden and iron fence extending to Main Street, North 16 degrees 2 minutes West ninety-seven and eighty-five one-hundredths (97.85) feet to a corner and continuing along said line or formerly of Dr. Gabriel's lands, North 21 degrees 25 minutes West, thirteen and forty-two and forty-two one-hundredths (13.42) feet to a corner on Main Street;

THENCE along Main Street, North 75 degrees 8 minutes East thirty-five (35) feet more or less to a corner, the place of beginning.

TOGETHER with the right to use a 12 foot alley in the rear of the above premises and opera house lot adjoining and also an alley open in common with Laura B. Smith Casement, Dr. Albert H. Gabriel, and their successors, and in common with all such persons having a right in and to said alley, their heirs and assigns.

SUBJECT to the same exceptions, restrictions, reservations, and conditions in prior Deeds in line of title.

BEING the same premises which DOLREI Group, LLC by Deed dated February 20, 2024 and recorded in the Official Records of Luzerne County on February 23, 2024 in Deed Book Volume 3024, Page 30996, as Instrument 202409408 granted and conveyed unto 414 Main LLC.

414-416 West Main Street, Plymouth, PA 18651

Tax Parcel Number: 48-18NE1-003-005

Judgment Amount: \$293,542.93

Premise Being: 414-416 West Main Street, Plymouth, PA 18651

Seized and sold as the property of 414 Main LLC Judgment Number 202508821 (Athene Annuity and Life Company v 414 Main LLC), with a judgment amount of \$293,542.93

Dated: July 1, 2026

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: 414-416 WEST MAIN ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-I8NE1-003-005

Seized and taken into execution to be sold as the property of 414 MAIN 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