

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11325/2025

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 a Writ of Execution issued by: Athene Annuity and Life Company

No. 202511325

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY SIDE OF NOBLE STREET IN SAID CITY AT A CORNER ON LINE SEPARATING LOTS NOS. 233 AND 234, ON THE PLOT OF LOTS HEREINAFTER MENTIONED; THENCE ALONG THE LINE OF LOT NO. 233 NORTH 18 DEGREES 48 MINUTES WEST 143 FEET TO A CORNER ON AN ALLEY; THENCE ALONG THE LINE OF SAID ALLEY NORTH 71 DEGREES 12 MINUTES EAST 40 FEET TO A CORNER ON LINE SEPARATING NOS. 234 AND 235; THENCE ALONG THE LINE OF LOT NO. 235 SOUTH 18 DEGREES 48 MINUTES EAST 143 FEET TO A CORNER ON SAID NOBLE STREET; THENCE ALONG THE LINE OF SAID NOBLE STREET SOUTH 71 DEGREES 12 MINUTES WEST 40 FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 234 ON PLOT OF LOTS LAID OUT BY JOHN FAIRCHILD'S ESTATE RECORDED IN LUZERNE COUNTY MAP BOOK NO. 1 PAGE 73.

BEING THE SAME PREMISES WHICH FRANK A. CERRETA AKA FRANK CERRETA, JR. AND SUSAN E. CERRETA, HUSBAND AND WIFE, BY DEED DATED 01/21/2020, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN RECORD BOOK 3020, PAGE 55254, GRANTED AND CONVEYED UNTO FRANK A. CERRETA, JR. AND SUSAN E. CERRETA, HUSBAND AND WIFE, IN FEE.

UNDER AND SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS -OF -WAY, RESTRICTIONS, CONDITIONS, RESERVATIONS AND THE LIKE THAT APPEAR IN THE CHAIN OF TITLE AS THOUGH THE SAME APPEAR HEREIN AT LENGTH.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging to, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same.

Property address is commonly known as: 168 West Noble Street, Nanticoke, PA 18634
Series ID: 79564

BEING the same premises which C5 Realty LLC, A Pennsylvania Limited Liability Company by Deed dated August 22, 2024 and recorded in the Office of Recorder of Deeds of Luzerne County on September 10, 2024 at Book 3024, Page 174029 granted and conveyed unto 168 Noble LLC, a[n] Pennsylvania Limited Liability Company.

PROPERTY BEING KNOWN AS 168 West Noble Street, Nanticoke, PA 18634

Being Luzerne County Tax Plate No. 42-J7SW2 -007-042-000 and PIN: 42-J7SW2 -007-042-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: 168 Noble LLC, a[n] Pennsylvania Limited Liability Company

PROPERTY ADDRESS: 168 WEST NOBLE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SW2 -007-042-000

Seized and taken into execution to be sold as the property of 168 NOBLE LLC A [N] PENNSYLVANIA LIMITED
LIABILITY COMPANY in suit of ATHENE ANNUITY AND LIFE COMPANY.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania