

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7330/2021

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, JUNE 14, 2024
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 U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR4
To Case number 2021-07330

SCHEDULE "A"

All that certain lot or piece of ground situate Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania.

BEGINNING at a point in the westerly side of South Sherman Street fifty (50) feet from the intersection of the said South Sherman Street with Howard Street, a corner of land now or late of Mary Evans (widow);

THENCE northerly at right angles to said South Sherman Street along land now or late of Mary Evans (widow), one hundred and ninety (190) feet to an alley;

THENCE in a westerly direction along said alley forty (40) feet to a corner of lands now or late of Mary Evans (widow);

THENCE in a Southerly direction and parallel with the first above-mentioned line, one hundred and ninety (190) feet to South Sherman Street aforesaid;

THENCE along South Sherman Street, in a Easterly direction, forty (40) feet to the place of beginning.

EXCEPTING and reserving, however, all coal and other minerals as fully and under like restrictions, conditions, and reservations as the same are excepted and reserved in deeds in line of title to said land.

The land herein described is further known and designated as Lot No. 66 as shown on the Assessment Maps in the City Engineer's Office of the City of Wilkes-Barre, in Volume 2, page 8.

BEING the same premises which The Estate of Mazy R. Brown , by deed dated April 26, 1995, and recorded April 27, 1995 in Luzerne County Deed Book 2525, at page 161, granted and conveyed unto Lorraine M. Henry, in fee.

This is a conveyance between sisters, and is therefore exempt from PA Realty Transfer Taxes.

241 S. Sherman Street, Wilkes Barre, PA 18702
Tax Parcel Number: 73-I9NE2 -025-004-000

Judgment Amount: \$131,594.45

Premise Being: 241 S. Sherman Street, Wilkes Barre, PA 18702

Seized and sold as the property of Robert Lucinski, Virginia Lucinski Judgment Number 2021-07330 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR4 v ROBERT LUCINSKI; VIRGINIA LUCINSKI), with a judgment amount of \$131,594.45.

Dated: June 27, 2023

S/ Dana Marks

Dana Marks, Esq.

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: 241 SOUTH SHERMAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2 -025-004-000

Seized and taken into execution to be sold as the property of ROBERT LUCINSKI AND VIRGINIA LUCINSKI in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania