

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4447/2023

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 as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1

To Case number 202304447

SCHEDULE "A"

BEING the same premises which STEPHEN S. NEWBERRY AND RUTH H. NEWBERRY, HUSBAND AND WIFE by Deed dated January 28, 2005 and recorded in the Official Records of Luzerne County on February 9, 2005 in Deed Book Volume 3005, Page 31388, as Instrument 5622107 granted and conveyed unto MBNA AMERICA (DELAWARE), N. A.

1073 Center Street, Hanover Twp, PA 18706

Tax Parcel Number: 25-I8S1-011-17A-000

Perry Russell, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$78,995.02

Premise Being: 1073 Center Street, Hanover Twp, PA 18706

Seized and sold as the property of Ruth H. Newberry, Stephen L. Newberry Judgment Number 202304447 (U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Ruth H. Newberry), with a judgment amount of \$78,995.02.

Dated: January 12th, 2024

/s/ Perry Russell_____

Perry Russell, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

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PROPERTY ADDRESS: 1073 CENTER ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S1-011-17A-000

Seized and taken into execution to be sold as the property of RUTH H NEWBERRY AND STEPHEN L NEWBERRY in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania