

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4449/2023

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 in its capacity as Indenture Trustee of CIM Trust 2021-NR3

To Case number 202304449

SCHEDULE "A"

ALL THAT CERTAIN piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the intersection of Jones Street and an alley;

THENCE North 41 ½ degrees East one-hundred thirteen (113) feet along the line of the aforesaid alley to a point;

THENCE North 48 ½ degrees West, twenty-seven and one-half (27 ½) feet to the line of Lands of James McLoughlin;

THENCE South 41 ½ degrees West, one hundred thirteen (113) feet along the line of lands of James McLoughlin to Jones Street aforesaid;

THENCE South 48 ½ degrees East twenty-seven (27 ½) feet along the line of Jones Street aforesaid to a point, the intersection of said street and the aforesaid alley, the place of beginning.

BEING twenty-seven and one-half (27 ½) feet in front of Jones Street and having a depth of hundred thirteen (113) feet.

BEING the same premises which JOSEPH R. BORUM AND VIRGINIA A. BORUM, by Deed dated November 4, 1988 and recorded in the Official Records of Luzerne County on November 4, 1988 in Deed Book Volume 2289, Page 534, as Instrument granted and conveyed unto JEAN ECKROTE.

18 Jones Street, Wilkes Barre, PA 18702

Tax Parcel Number: 73-I9NE1-038-012-000

Michael Clark, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$91,485.25

Premise Being: 18 Jones Street, Wilkes Barre, PA 18702

Seized and sold as the property of Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Jean Eckrote, Deceased, Donna J. Arnone, As Heir of Jean Eckrote, Judgment Number 202304449 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v Unknown Heirs, Successors and Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Jean Eckrote, Deceased), with a judgment amount of \$91,485.25.

Dated: March 7th, 2024

Michael J. Clark _____

Michael J. Clark, 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: 18 JONES ST, WILIKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE1-038-012-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN ECKROTE, DECEASED AND ARNONE, DONNO J AS HEIR OF JEAN ECKROTE 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-NR3.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania