

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2984/2024

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, AUGUST 01, 2025**  
**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.

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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-R3, Mortgage-Backed Notes, Series 2021-R3  
To Case number 202402984

## SCHEDULE "A"

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF YATESVILLE IN THE COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: PIN#: F11S3 B004 L007. BEING MORE FULLY DESCRIBED IN A DEED DATED 08/18/2000 AND RECORDED 09/01/2000, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 2793 AND PAGE 519, TAX MAP OR PARCEL ID NO.: 70-C-24-R-02.

NOTE; THE LEGAL DESCRIPTION ON THE SUBJECT MORTGAGE REFERENCES BACK TO THE LEGAL CONTAINED ON THE VESTING DEED, WHICH HAS BEEN SHOWN ABOVE.

ALL THAT CERTAIN PIECE, PARCEL OR COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOW TO WIT:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF HALE STREET, SAID PLACE OF BEGINNING BEING THE NORTHERLY CORNER OF LOT NO.28 ON SAID HALE STREET.

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF HALE STREET A DISTANCE OF FIFTY (50) FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH THE NORTHEASTERLY LINE OF LACOE STREET A DISTANCE OF ONE HUNDRED FORTY-FOUR (144) FEET TO A POINT IN THE NORTHWESTERLY LINE OF AN ALLEY;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID ALLEY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID HALE STREET, A DISTANCE OF FIFTY (50) FEET TO A POINT WHICH MARKS THE EASTERLY CORNER OF AFORESAID LOT NO. 28;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT NO. 28 PARALLEL WITH THE SECOND DESCRIBED LINE A DISTANCE OF ONE HUNDRED FORTY-FOUR (144) FEET TO THE PLACE OF BEGINNING.

BEING the same premises which Genevieve Cerza, widow by Deed dated August 18, 2000 and recorded in the Official Records of Luzerne County on September 1, 2000 in Deed Book Volume 2733, Page 519, as Instrument granted and conveyed unto Joseph C. Cerza and Mary Ann Cerza.

16 Hale Street, Pittston, PA 18640

Tax Parcel Number: 70-F11S3-004-007-000

Dana Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$186,017.18

Premise Being: 16 Hale Street, Pittston, PA 18640

Seized and sold as the property of Joseph C. Cerza, Mary A. Cerza

Judgment Number 202402984 (U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 v Sandy Jackson, Known Heir of Mary Ann Cerza, Deceased)

Dated: MARCH 4, 2025

/S/ Dana Marks\_\_\_\_\_

Dana Marks, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

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Garden City, NY 11530

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PROPERTY ADDRESS: 16 HALE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 70-F11S3-004-007-000

Seized and taken into execution to be sold as the property of JACKSON, SANDY KNOWN HEIR OF MARY ANN CERZA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN CERZA, DECEASED 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-R3, MORTGAGE-BACKED NOTES, SERIES 2021-R3.

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania