

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7574/2023

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:

THURSDAY, JUNE 05, 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.

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 202307574

SCHEDULE "A"

PARCEL 1:

ALL the surface or right of soil only, of all that certain lot, piece or parcel or tract of land situate, lying and being in the Borough of Kingston (formerly Dorranceton), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of Bowman Street, on line between Lots Nos. 441 and 442;

THENCE along the line of said Bowman Street, South sixty (60) degrees, four (4) minutes West, thirty (30) feet to a corner;

THENCE South twenty-nine (29) degrees, fifty-six (56) minutes East, one hundred fifteen (115) feet to a corner on a fifteen (15) foot alley;

THENCE North sixty (60) degrees, four (4) minutes East, thirty (30) feet to a corner on line between Lots Nos. 441 and 442 aforesaid;

THENCE along the said line, North twenty-nine (29) degrees, fifty-six (56) minutes West, one hundred fifteen (115) feet to the place of beginning.

BEING Lot No. 441 and five (5) feet of the Northeasterly side of Lot No. 440 on plot of Westmoor, as recorded in Map and Plot Book No. 1 at page 78;

BEING the same premises conveyed to the Grantor herein as recorded in Luzerne County Deed Book #2364, at Page #146, Recorded 10/05/1990

Under and Subject to the same exceptions, reservations, conditions and covenants as may be contained in prior deeds in chain of title.

PIN# H9 NE1 B014 L003

PARCEL 2:

ALL that certain piece or parcel of land situated in the Borough of Kingston, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a drill hole corner situated at the Southeasterly right of way line of Bowman Street, said corner being the Northeasterly corner of Lot 441 of a plot of lots hereinafter mentioned;

THENCE along the Northeasterly line of Lot No. 441 South twenty nine degrees fifty six (56) minutes East, a distance of one hundred fifteen and zero hundredths (115.00) feet to an iron pin corner;

THENCE along the Northeasterly right of way line of a fifteen (15) foot wide alley North sixty (60) degrees four (4) minutes East, a distance of twelve and fifty hundredths (12.50) feet to an iron pin corner;

THENCE through the center of Lot No. 442 North twenty-nine (29) degrees fifty six (56) minutes West, a distance of one hundred fifteen and zero hundredths (115.00) feet to a drill hole corner;

THENCE along the Southeasterly right of way of Bowman Street South sixty (60) degrees four (4) minutes West, a distance of twelve and fifty hundredths (12.50) feet to a point, the place of beginning.

CONTAINING a total area of one thousand four hundred thirty-seven and fifty hundredths (1,437.50) square feet or three hundredths (0.03) of an acre.

BEING the southwesterly half of Lot No. 442 of the Westmoreland Place plot of lots recorded in the Office of the Recorder of Deeds in and for the Luzerne County, in Map Book #1, at Page #78.

Part of PIN # H9 NE1 B014 L004

BEING the same premises conveyed to the Grantor herein as recorded in Luzerne County Deed Book #1867, at Page #766, recorded 09/25/1975

BEING the same premises which William A. Schutter, III by Deed dated August 18, 2000 and recorded in the Official Records of Luzerne County on August 25, 2000 in Deed Book Volume 2732, Page 893, granted and conveyed unto David Norris and Karla Norris.

BEING Premises known and numbered as 18 Bowman Avenue, Kingston, PA 18704

Tax Parcel Number: H9 NE1 B014 L003 and H9 NE1 B014 L004

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$95,630.75

Premise Being: 18 Bowman Avenue, Kingston, PA 18704

Seized and sold as the property of David Norris, Karla Norris

Judgment Number 202307574 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v Norris v. Select Portfolio Servicing, Inc.)

Dated: March 5, 2025
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

PROPERTY ADDRESS: 18 BOWMAN AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: H9 NE1 B014 L004

Seized and taken into execution to be sold as the property of KARLA NORRIS AND DAVID NORRIS 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