

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5923/2025

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, FEBRUARY 06, 2026**  
**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 Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7

To Case number 202505923

ALL THAT CERTAIN lot of land situate in Shavertown, Kingston Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the East side line of Sunset Avenue, said corner being 70 feet in a southeasterly direction from the corner of lands now or formerly of H.H. Shaver, said corner being also in line of land sold to H.M. Hall; THENCE along the line of Sunset Avenue, North 10 degrees 55 minutes West, a distance of 70 feet to a corner on line of lands now or formerly of H.H. Shaver; THENCE along said Shaver's land, North 79 degrees 5 minutes East, 250 feet to a corner in said Shaver's land; THENCE along the line of Asa P. Shaver, South 10 degrees 55 minutes East, 120 feet to a corner; THENCE South 79 degrees 5 minutes West, 75 feet more or less to a point; THENCE North 10 degrees 55 minutes West, 50 feet more or less to a point; THENCE South 79 degrees 5 minutes West, 175 feet more or less, to the place of beginning.

Title to said premises is vested in Michael S. Pajka and Ruth Porter Pajka by Deed dated June 1, 1984 and recorded in the Official Records of Luzerne County on June 1, 1984 in Deed Book Volume 2130, Page 903.

Property being known as: 7 Sunset Ave, Shavertown, PA 18708

Being Luzerne county tax parcel and pin number: 35-E8S6-014-013-000 and 35E8S6 014013000

Improvements thereon consist of: N/A

Seized and taken in execution as the property of Michael S. Pajka and Ruth Porter Pajka

PROPERTY ADDRESS: 7 SUNSET AVE, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-E8S6-014-013-000

Seized and taken into execution to be sold as the property of PAJKA, MICHAEL E. A/K/A MICHAEL PAJKA, PAJKA, RUTH PORTER A/K/A RUTH PAJKA AND THE UNITED STATES OF AMERICA in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020-R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7.

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

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