

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11554/2024

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, JUNE 12, 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.

By virtue of writ of execution issued by plaintiff U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to 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 202411554

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, IN SHICKSHINNY BOROUGH, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA.

BEGINNING AT POINT ON THE SOUTHERLY, SIDE OF NICELY STREET ONE HUNDRED FEET (100) IN A WESTERLY LINE OF DUN ALLEY, THENCE IN A SOUTHERLY DIRECTION PARALLEL WITH SAID DUN STREET ALONG OTHER LANDS OF THE GRANTOR PARALLEL ONE HUNDRED AND FIFTY (150) FEET TO LINES OF LAND FORMERLY OF PETER DAUM AND THE PROPERTY OF A. H. HENDRICKS, THENCE ALONG LAND OF SAID HENDRICKS FIFTY (50) FEET TO A CORNER ON THE NORTHERLY, SIDE OF A STREET FORMERLY KNOWN AS SEARCH ROAD AND ROCKVIEW AVENUE, THENCE IN A NORTHERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID ROCKVIEW AVENUE, ONE HUNDRED AND TWO (102) FEET TO THE SOUTHERLY OF AS FAR SAID NICELY STREET, THENCE ALONG THE SOUTHERLY SIDE OF SAID NICELY STREET TWO HUNDRED (200) FEET TO THE PLACE OF BEGINNING.

NOTE: THE ABOVE LEGAL DESCRIPTION IS CONSIDERED FROM THE DEED IS RECORDED ON 11/07/1963 BOOK 1533, PAGE 365.

BEING the same premises which Kenneth R. Reider and Jennie A. Reider, his wife by Deed dated November 1, 1963 and recorded in the Official Records of Luzerne County on November 7, 2003 in Deed Book Volume 1533, Page 365, as Instrument granted and conveyed unto Junior B. Titus and Jennie M. Titus, His Wife.

24 Search Street, Shickshinny, PA 18655

Tax Parcel Number: 56-L4SE1-004-005-000

Sale No:

Danielle Johnson, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$48,350.37

Premise Being: 24 Search Street, Shickshinny, PA 18655

Seized and sold as the property of Jennie M. Titus, Junior B. Titus Judgment Number 202411554 (U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to 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 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIOR B. TITUS, DECEASED; RONALD W. TITUS, HEIR OF JUNIOR B. TITUS; PAUL TITUS, HEIR OF JUNIOR B. TITUS; MARK L. TITUS, HEIR OF JUNIOR B. TITUS; ROSEANN FENSTERMACHER, HEIR OF JUNIOR B. TITUS; DARLENE A. EVERHART, HEIR OF JUNIOR B. TITUS,), with a judgment amount of \$48,350.37.

Dated: December 22, 2025

- Robert Flacco, Esq. (325024)
- Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

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Garden City, NY 11530

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PROPERTY ADDRESS: 24 SEARCH ST, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 56-L4SE1-004-005-000

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 JUNIOR B. TITUS, DECEASED, RONALD TITUS, HEIR OF JUNIOR B. TITUS, PAUL TITUS, HEIR OF JUNIOR B. TITUS, MARK L TITUS, HEIR OF JUNIOR B TITUS, ROSEANN FENSTERMACHER, HEIR OF JUNIOR B TITUS AND DARLENE A EVERHART, HEIR OF JUNIOR B TITUS in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO 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:
PORTNOFF LAW ASSOCIATES LTD
KING OF PRUSSIA, PA 866-211-9466

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania