

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12531/2025

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, 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 National Association, not in its individual capacity, but solely in its capacity as Trustee for Citigroup Mortgage Loan Trust 2021-RP5

To Case Number: 202512531

ALL the surface or right of soil of all of the following described parcel of land situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

KNOWN and designated as lot (No. 1) in square or block six (6) and situate upon street called and known as Division Street (now York Avenue) upon Town Plot of Lawrence. Said lot being forty (40) feet in front, forty (40) feet in rear and one hundred forty-one and seventy-five one-hundredths (141.75) feet in depth.

BEING THE SAME PREMISES which Thomas Luder and Loretta Ludder, husband and wife, by Deed, dated May 21, 1999, and recorded on May 24, 1999, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 2679 at Page 1059, Instrument No. 5267304, granted and conveyed unto Thomas Luder, Jr. and Barbara Luder, husband and wife. The said Thomas Luder, Jr. departed this life on or about July 10, 2005, where, by operation of law, title vested solely in Barbara J. Luder.

Being Known as 127 York Avenue, Duryea, PA 18642

Being Luzerne County Parcel Identification Number 14 D12NE1 006 001 000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Barbara Luder.

PROPERTY ADDRESS: 127 YORK AVE, DURYEPA, PA 18642

UPI / TAX PARCEL NUMBER: 14 D12NE1 006 001 000

Seized and taken into execution to be sold as the property of BARBARA J LUDER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania