SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10403/2025

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, DECEMBER 04, 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 202510403

SCHEDULE ”A”

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND COMMONWEALTH, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF CARLISLE STREET, THREE HUNDRED THIRTY 330 FEET DISTANT FROM HANOVER STREET, BEING A COMMON CORNER OF LOTS NUMBER 25 AND 26 IN THE PLOT HERE AFTER REFERRED TO:

THENCE ALONG T HE LINE BETWEEN SAID LOTS NOS. 25 AND 26, SOUTH 41 DEGREES 37 MINUTES EAST, ONE HUNDRED FIFTEEN AND FIFTY-FOUR HUNDREDTHS (115.54) FEET TO LAND NOW OR LATE OF SARAH HORTON:

THENCE A LONG SAID LAND, SOUTH 48 DEGREES 8 MINUTES WEST, FORTY (40) FEET TO A CORNER OF LOT NO. 27;

THENCE ALONG SAID LOT, NORTH 41 DEGREES 37 MINUTES WEST, ONE HUNDRED FIFTEEN AND SEVEN TENTHS (115.7) FEET TO THE SOUTHERLY SIDE OF CARLISLE STREET;

THENCE ALONG SAID STREET, NORTH 48 DEGREES 23 MINUTES EAST, FORTY (40) FEET TO THE PLACE OF BEGINNING.

CONTAINING FOUR THOUSAND SIX HUNDRED TWENTY (4,620) SQUARE FEET OF LAND, BEING LOT NO. 26 ON PLOT OF LOTS LAID OUT BY JAMES M. NORRIS, TRUSTEE, AND RECORDED IN LUZERNE COUNTY, PENNSYLVANIA, INMAP BOOK NO 1, PAGE 39.

EXCEPTING AND RESERVING COAL AND OTHER MINERALS AS THE SAME ARE EXCEPTED AND RESERVED IN PRIOR DEEDS IN LINE OF TITLE.

TOGETHER WITH AND SUBJECT TO A CERTAIN AGREEMENT FOR A DRIVEWAY OR ALLEYWAY AS RECORDED IN LUZERNE COUNTY DEED BOOK 536, PAGE 55, AND SUBJECT TO THE PROVISIONS OF SAID AGREEMENT.

TOGETHER WITH AND SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, EXCEPTIONS AND RESERVATIONS CONTAINED IN PRIOR DEEDS IN TRYE LINE OF TITLE.

BEING THE SAME PREMISES WHICH JAMES E. THOMAS AND PATRICIA A. THOMAS BY DEED DATED OCTOBER 24, 1988 AND RECORDED IN THE OFFICIAL RECORDS OF LUZERNE COUNTY ON OCTOBER 28, 1988 IN DEED BOOK VOLUME 2288, PAGE 550, AS INSTRUMENT GRANTED AND CONVEYED UNTO CHARLES E. FRITZ, JR., AND PHYLLIS M. FRITZ.

34 Carlisle Street, Wilkes Barre, PA 18702
Tax Parcel Number: 73-I9NW2-007-004-000
Sale No:
Andrew T. Kravitz, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $89,178.25
Premise Being: 34 Carlisle Street, Wilkes Barre, PA 18702
Seized and sold as the property of Charles E. Fritz Jr. A/K/A Charles E. Fritz A/K/A Charles Fritz, Phyllis M. Fritz A/K/A Phyllis Fritz Judgment Number 202510403 (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 Charles E. Fritz Jr.

(c) CountySuite Sheriff, Teleosoft, Inc.

A/K/A Charles E. Fritz A/K/A Charles Fritz), with a judgment amount of $89,178.25.

Dated: January 12, 2026
_/s/Andrew T Kravitz_____
Andrew T. Kravitz, Esq.
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 34 CARLISLE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NW2-007-004-000

Seized and taken into execution to be sold as the property of FRITZ, CHARLES E JR A/K/A CHARLES E. FRITZ A/K/A CHARLES FRITZ AND FRITZ, PHYLLIS , A/K/A PHYLLIS FRITZ 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.

(c) CountySuite Sheriff, Teleosoft, Inc.