SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2657/2025

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 a Writ of Execution issued by Plaintiff; Citigroup Mortgage Loan Trust 2021-A

To case number 202502657

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

BEGINNING AT AN IRON PIN ON THE SOUTHERLY SIDE OF KIDDER STREET IN LINE OF LANDS NOW OR LATE OF KATHERINE L. FORVE;

THENCE ALONG SAID FORVE LANDS, SOUTH 17 DEGREES 43 MINUTES WEST, 90 FEET TO AN IRON PIN;

THENCE SOUTH 71 DEGREES 00 MINUTES EAST, 23.49 FEET TO AN IRON PIN;

THENCE NORTH 17 DEGREES 46 MINUTES EAST, 90 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF KIDDER STREET;

THENCE ALONG THE LINE OF KIDDER STREET, NORTH 71 DEGREES 00 MINUTES WEST, 24.66 FEET TO THE PLACE OF BEGINNING.

PIN 73-2-531-7

Being Luzerne County tax parcel number 73-H10SW1-010-008-000

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 11 Kidder Street, Wilkes Barre, PA 18702

Seized and taken in execution as the property of: George Salcedo, Jr.

PROPERTY ADDRESS: 11 KIDDER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10SW1-010-008-000

Seized and taken into execution to be sold as the property of GEORGE SALCEDO, JR in suit of CITIGROUP MORTGAGE LOAN TRUST 2021-A.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.