

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9433/2023

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:

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 a Writ of Execution issued by: CSMC 2019-RPL7 Trust

No. 202309433

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BEAR CREEK, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE LINE OF THE 50.00 FOOT WIDE ROAD LEADING AROUND THE WESTERLY SIDE OF TRAILWOOD LAKE AND IN THE LINE BETWEEN LOTS NUMBERS 150 AND 151 IN SECTION "H 3" ON PLOT OF LOTS HEREINAFTER MENTIONED; THENCE FROM SAID BEGINNING POINT AND ALONG THE LINE BETWEEN SAID LOTS NUMBERS 150 AND 151, NORTH 82 DEGREES, 58 MINUTES WEST , 250.00 FEET TO A POINT IN LINE OF OTHER LANDS OF THE BEHRENS REALTY, INC., A CORPORATION.

THENCE FROM SAID POINT AND ALONG THE LINE OF SAID LANDS, NORTH 7 DEGREES, 02 MINUTES EAST, 100.00 FEET TO A POINT IN THE LINE BETWEEN LOTS NUMBERS 149 AND 150 OF SAID PLOT;  
THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN SAID LOTS, SOUTH 82 DEGREES, 58 MINUTES EAST, 250.00 FEET TO A POINT ON THE WESTERLY SIDE LINE OF SAID LAKE ROAD; THENCE FROM SAID POINT AND ALONG THE SIDELINE OF THE ROAD SOUTH 7 DEGREES, 02 MINUTES WEST, 100.00 FEET TO THE LINE ON THE NUMBER 1561, THE PLACE OF BEGINNING.

CONTAINING 25,000.00 SQUARE FEET OF LAND BE OR LESS.

BEING ALL OF LOT NUMBER 150 IN SECTION "B-3" OF THE TRAILWOOD LAKE PLOT OF LOTS AS LAID OUT BY THE STURDEVANT-DILLEY ENGINEERING CO, LTD., WILKES-BARRE, PA AND PART OF THE JOHN STODDART WARRANT.

TO AND FROM THE ABOVE DESCRIBED LAND, PASSAGE IS GRANTED BY WAY OF PRIVATE ROADS LEADING FROM STATE HIGHWAY LEGISLATIVE ROUTE NO. 933 AND LAID OUT AND DESIGNATED ON THE AFORESAID PLOT AS GRANTED IN DEED BOOK 1511, P. 934

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd, Bear Creek Twp, PA 18702

Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Randy W. Polons

PROPERTY ADDRESS: 554 TRAILWOOD LAKE RD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: 04-K11S1-001-002-000

Seized and taken into execution to be sold as the property of RANDY W POLONS in suit of CSMC 2019-RPL7 TRUST.

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**Attorney for the Plaintiff:**  
STERN & EISENBERG, PC  
WARRINGTON, PA 215-572-8111

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