

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7018/2024

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, APRIL 04, 2025**  
**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 2021-JR1 Trust

No. 202407018

ALL THAT CERTAIN piece or parcel of land situate in Lehnan Township, County of Luzerne, and State of Pennsylvania, more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the westerly side of Township Road, said point being formed by the intersection of the westerly side of Township Road and the southerly side of Township Street;

THENCE along the westerly side of Township Road South 16° 00' East eighty one and sixty six one-hundredths feet (81.66') to a point;

THENCE south, 85° 35' West one hundred and twenty five feet (125.00') to a point;

THENCE North 16° 00' West eighty one and sixty six one-hundredths feet (81.66') to a point on the southerly side of Township Street;

THENCE along the southerly side of Township Street North 85° 35' East one hundred and twenty five feet (125.00') to the place of beginning.

BEING the same premises which Joseph J. Birosik and Mary Birosik by Deed dated September 29, 1982 and recorded in the Office of Recorder of Deeds of Luzerne County on September 30, 1982 at Book 2083, Page 1174 granted and conveyed unto Charlotte Haefele and Loren Haefele.

PROPERTY BEING KNOWN AS 45 Jones Road, Hunlock Creek, PA 18621

Being Luzerne County Tax Plate No. 40-G5S6 -004-006-000 and PIN: 40-00-G5S6-004-006-1

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Charlotte Haefele

Loren Haefele having departed this life on September 5, 2019

PROPERTY ADDRESS: 45 JONES RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 40-G5S6 -004-006-000

Seized and taken into execution to be sold as the property of CHARLOTTE HAEFELE in suit of CSMC 2021-JR1 TRUST.

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

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