SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2435 CV 2023

Please visit: https://www.bid4assets.com/monroecountysheriffsales for the following real estate sale

THURSDAY, DECEMBER 03, 2026
AT 10:00 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.

The property identified as Parcel I.D. No. 9.4C.4.90, and PIN No. 09734404531257 and further identified as 125 Briarwood Road, with a legal description included in a deed recorded with the Monroe County Recorder of Deeds at Book 2117, Page 2146, as follows:
ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 24, Section Four, as shown on “Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, make by Elliott & Associates” and recorded in Monroe County, Pennsylvania, in Plat Book 18, page 39.

PROPERTY ADDRESS: 125 BRIARWOOD RD, EAST STROUDSBURG, PA 18302

UPI / TAX PARCEL NUMBER: 09.4C.4.90

Seized and taken into execution to be sold as the property of PHILLIP KUROWSKI in suit of MIDDLE SMITHFIELD TOWNSHIP.

TERMS OF SALE: Purchasers must immediately pay ten percent (10%) of the purchased price, or all costs, whichever may be higher, to Bid4Assets no later than 4:00PM the day after auction. If prompt payment is not made, the sale may be offered to the next highest bidder and purchasers deposit forfeited. The remainder of the unpaid balance is to be paid within eleven (11) days, otherwise all money previously paid will be forfeited. Conditions of sale can be found at https://www.bid4assets.com/monroecountysheriffsales.

Attorney for the Plaintiff:
GRIM, BIEHN & THATCHER
PERKASIE, PA 215-257-6811

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.