SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4842 CV 2024

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.

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 133, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Page(s) 105, 111.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 132 Runnymede Drive.

BEING Tax Parcel No. 17.15d.1.101

PIN No. 17639203048998.

PROPERTY ADDRESS: 132 RUNNYMEDE DRIVE, EAST STROUDSBURG, PA 18301

UPI / TAX PARCEL NUMBER: 17.15D.1.101

Seized and taken into execution to be sold as the property of DAVID MORGAN & SONS LLC, E-PARTY LLC, VICTOR KHOLOD in suit of CONVENTUS LLC.

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:
ARCHER & GREINER, PC
VOORHEES, NJ 856-795-2121

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.