SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1188 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, parcel or piece of land situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, viz: BEGINNING at a pipe on the Easterly side of a road sixteen and five-tenths feet in width from which a pipe at the intersection of the Easterly side of said road with the Northerly side of another road sixteen and five-tenths feet in width that extends to State Highway Route No. 12 bears South forty-two degrees West four hundred thirty five and eight-tenths feet; thence along the Easterly side of said road, North forty two degrees East two hundred nine feet to a pipe; thence, by lands now or formerly of Edwin J. Shafer, of which this lot was formerly a part, South forty eight degrees East two hundred nine feet to a pipe, thence, by the same South forty two degrees West two hundred nine feet to a pipe, thence by lands that were intended to be conveyed by Edwin J. Shafer, et ux. to Arlie Heller, et ux., North forty-eight degrees West two hundred nine feet to the place of BEGINNING. TOGETHER with the right to use the road sixteen and five-tenths feet in width adjacent to the Westerly line of the above described lot and extending from the beginning point of the above described lot along the Easterly side of said road South forty two degrees West four hundred thirty five and eight-tenths feet to a pipe at the intersection of the Easterly side of said road with the Northerly side of said last mentioned road, North fifty nine degrees West approximately three hundred forty feet to the center line of the public road leading from Snydersville to Bartonsville and known as State Highway Route No. 12.

UNDER AND SUBJECT to all conditions and restrictions as of record.

BEING Robert A. Steuer, Tina M. Steuer by Deed dated December 23, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on December 29, 2005 at Book 2253, Page 1633 Instrument# 200560705 granted and conveyed unto Robert A. Steuer, Tina M. Steuer.

PARCEL: 7/8/1/41-3

PIN: 07638003030439

Property Address: 323 Rimrock Dr, Stroudsburg, PA 18360-8811

PROPERTY ADDRESS: 1033 Porter Drive, BUSHKILL, PA 18324

UPI / TAX PARCEL NUMBER: 09.5A.1.30

Seized and taken into execution to be sold as the property of NJ WHOLESALE PRO LLC, A NEW JERSEY LIMITED LIABILITY COMPANY in suit of RE VELOCITY COMMERCIAL CAPITAL, LLC A CALIFORNIA LIMITED LIABILITY COMPANY.

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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.