SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4518 CV 2025

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.

By virtue of a Writ of Execution No. 004518-CV-2025

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-CP1, ASSET-BACKED CERTIFICATES, SERIES 2007-CP1
v.
CHRISTINE I. SIPTROTH A/K/A CHRISTINE SIPTROTH F/K/A CHRISTINE EDMONDSON

owner(s) of property situate in the TOBYHANNA TOWNSHIP, MONROE County, Pennsylvania, being

112 MERRIMENT LN, BLAKESLEE, PA 18610, F/K/A 209 SIR GEOFFREY COURT, BLAKESLEE, PA 18610
Tax ID No. 19.15B.1.192 a/k/a 19/15B/1/192 PIN 19630401166570
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: $173,056.41

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 112 MERRIMENT LANE, BLAKESLEE, PA 18610

UPI / TAX PARCEL NUMBER: 19.15B.1.192

Seized and taken into execution to be sold as the property of CHRISTINE I SIPTROTH A/K/A CHRISTINE SIPTROTH F/K/A CHRISTINE EDMONDSON, CHRISTINE I SIPTROTH A/K/A CHRISTINE SIPTROTH F/K/A CHRISTINE EDMONDSON in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-CP1, ASSET-BACKED CERTIFICATES, SERIES 2007-CP1.

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:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 844 856 6646

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.