SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5965 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. 005965-CV-2025

FREEDOM MORTGAGE CORPORATION
v.
NANCY JEAN-SIMON; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

owner(s) of property situate in the TOWNSHIP OF MIDDLE SMITHFIELD, MONROE County, Pennsylvania, being

225 SWAN CT, EAST STROUDSBURG, PA 18302
Tax ID No. 09.97002 AKA 9/97002 PIN 09733300871193
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $312,438.51

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 225 SWAN COURT, EAST STROUDSBURG, PA 18302

UPI / TAX PARCEL NUMBER: 09.97002

Seized and taken into execution to be sold as the property of NANCY JEAN-SIMON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT in suit of FREEDOM MORTGAGE CORPORATION.

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.