SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1801 CV 2025

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

THURSDAY, JANUARY 28, 2027
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 being number (74), Unit 2, on a Map of Section 5, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania and recorded in Plot Book No. 10, page 41 in the Monroe County Recorder's Office.

BEING THE SAME premises which Elizabeth Cornman, by deed dated July 2, 2004 and recorded July 13, 2004 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2196, Page 948, granted and conveyed unto Paul Guarducci and Carol Pomerantz.

Tax Code No. 19.5D.2.66
PIN NO. 19-6335-02-55-1683
a/k/a/ , Lot 74, Unit 2, Section 5, Lake Naomi, 1174 Deer Run, Tobyhanna Township, Monroe County, PA

PROPERTY ADDRESS: 1174 DEER RUN, TO, PA 18466

UPI / TAX PARCEL NUMBER: 19.5D.2.66

Seized and taken into execution to be sold as the property of PAUL GUARDUCCI, CAROL POMERANTZ in suit of POCONO PINES COMMUNITY ASSOCIATION, INC.,.

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:
YOUNG & HAROS, LLC
STROUDSBURG, PA 570-424-9800

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.