SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5784 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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF TOBYHANNA, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, DESIGNATED AS LOT NUMBER 3829 ACCORDING TO A FINAL PLAN OF EMERALD LAKES, SECTION C-2B PREPARED BY FOGARISI AND MOYER, INC. AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PENNSYLVANIA IN PLOT BOOK VOLUME 16, PAGE 103.
PARCEL ID: 19.3H.1.164
PIN: 19634403335451
COMMONLY KNOWN AS: 574 CLEARVIEW DRIVE, LONG POND, PA 18334
TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO YIN WAI LEE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY FROM FRANCISCO GONZALEZ, JR. AND JENNIFER A. GONZALEZ, HUSBAND AND WIFE AND RECORDED ON MARCH 24, 2022 IN BOOK 2605, PAGE 1627.

PROPERTY ADDRESS: 574 CLEARVIEW DRIVE, LONG POND, PA 18334

UPI / TAX PARCEL NUMBER: 19.3H.1.164

Seized and taken into execution to be sold as the property of YIN WAI LEE in suit of SELENE FINANCE, LP.

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:
HILL WALLACK LLP
YARDLEY, PA 215 579 7700

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.