SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5207 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.

LEGAL DISCRIPTION LANDS OF MOSES FOSTER AND SALVATINA FOSTER
PARCEL #1

All that certain parcel of land situate in the Count of Monroe, Township of Barrett, known as Lot Number 28 in the Final Plan Section One, Ice Lake Estates as recorded in Plot Book 25 at Page 97 on March 13, 1975.
BEING KNOWN AS PARCEL #1.32A.1.9
MAP NUMBER 01637602775250
Being part of the parcel which Charles H. Jones and Foster H. Fanseen, Executors and Trustees of the Estate of John A. Seguine, also known as J.A. Seguine, late by Indenture dated 12/16/69 and recorded January 26, 1970, in Deed Book 382, Page 639 did herby grant and convey unto Gross Estates Inc., A Pennsylvania Corporation.

PARCEL # 2

All that certain parce4l of land situate in County of Monroe, Township of Barrett known as Lot Number 27 in the Final Plan Section Once, Ice Lake Estates as recorded in Plot Book 25 at Page 97 on March 13, 1975.
BEING KNOWN AS PARCEL #1.32A.1.10
MAP NUMBER 01637602776394
Being part of the parcel which Charles H. Jones and Foster H. Fanseen, Executors and Trustees of the Estate of John A. Seguine, also known as J.A. Seguine, late by Indenture dated 12/16/69 and recorded January 26, 1970, in Deed Book 382, Page 639 did herby grant and convey unto Gross Estates Inc., A Pennsylvania Corporation

PROPERTY ADDRESS: 6351 ROUTE 191, CRESCO, PA 18326

UPI / TAX PARCEL NUMBER: 01.32A.1.9 / 01.32A.1.10

Seized and taken into execution to be sold as the property of MOSES FOSTER, SALVANITA FOSTER in suit of FALLING CREEK LLC.

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:
NEWMAN WILLIAMS MISHKIN CORVELEYN WOLFE & FARERI
STROUDSBURG, PA 570 421 9090

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.