SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2424 CV 2024

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.

PROPERTY LEGAL DESCRIPTION
ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 8 as shown on a plan entitled, "Final Major Subdivision Plan, the Estates at Great Bear, Phase IX" dated September 7, 2004 last revised November 9, 2004, prepared by Frank J. Smith, Jr., Inc. Marshalls Creek Pa., and recorded in the Office of the Recorder of Deeds of Monroe County on December 14, 2004 in Plot Book 76, Page 195, more particularly described as follows:

BEGINNING at a common corner of Lot No. 7 and No. 8 on the Southeasterly side of a Turn Around Fairway Lane (30' R.O.W.); thence

1. along the turn around the following three (3) courses and distances, North 52 degrees 44 minutes 29 seconds East, a distance of 5.46 feet to a corner; thence
2. North 37 degrees 15 minutes 31 seconds West, a distance of 12.00 feet to a point of curvature; thence
3. passing along an arc of a circle curving to the right, having a radius of 50.00 feet, an arc distance of 78.54 feet to a point of tangency on the Southeasterly side of Fairway Lane; thence
4. along the Southeasterly side, North 52 degrees 44 minutes 34 seconds East, a distance of 12.00 feet to a corner at the terminus of Fairway Lane; thence
5. along the terminus of Fairway Lane, North 37 degrees 15 minutes 30 seconds West, a distance of 30.00 feet to a corner; thence
6. North 41 degrees 15 minutes 04 seconds East, a distance of 117.47 feet to a corner of Lot No. 9; thence
7. along Lot No. 9, South 23 degrees 34 minutes 32 seconds East, a distance of 368.10 feet to a corner on the Northwesterly side of Hidden Lake Drive (50' R.O.W.); thence
8. along the Northwesterly side, South 66 degrees 25 minutes 28 seconds West, a distance of 150.00 feet to a corner of Lot No. 7; thence
9. along Lot No. 7, North 23 degrees 34 minutes 32 seconds West, a distance of 212.81 feet to the first mentioned point and place of beginning.

Parcel: 09/97776

Being the same premises which Bank of America, N.A. for the benefit of U.S. Bank, National Association, as Trustee for the holders of the GSR Mortgage Loan Trust 2006-7F, by their Attorney in Fact, Nationstar Mortgage, LLC, specially constituted by Power of Attorney, by Deed dated 2/7/2014 and recorded 4/24/2014 in Monroe County in Record Book 2436 Page 9903 conveyed unto Michael Y. Tadros and Mary M. Tadros, in fee.

The said Mary M. Tadros and Michael Y. Tadros were awarded a final decree of divorce on 4/15/2019 at 2018-00558.

544 Fairway Lane
East Stroudsburg, PA 18302
Middle Smithfield Township
Tax Parcel Number : 09.97776
Map No.: 09734300027795

PROPERTY ADDRESS: 544 FAIRWAY LANE, EAST STROUDSBURG, PA 18302

UPI / TAX PARCEL NUMBER: 09.97776

Seized and taken into execution to be sold as the property of JAMISA MCIVOR in suit of THE ESTATE AT GREAT BEAR COMMUNITY ASSOCIATION.

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:
HOFFMAN LAW LLC
MONTGOMERYVILLE, PA 484 229 8854

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.