SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8423 CV 2023

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.

ALL THOSE TWO (2) CERTAIN tracts, piece or parcels of land situate in the Township of Eldred, County of Monroe and Commonwealth of Pennsylvania, described as follows, to wit:

NO.1: BEGINNING at a point in the middle of L.R. 45052 as shown on map entitled “Minor Subdivision, lands of Elizabeth U.T. Mertz”, recorded in Plot Book Volume 60, page 280; thence along lands now or formerly of Carrie L. Richards the following seven (7) courses and distances: (1) North 21 degrees 52 minutes 15 seconds West 401.99 feet to an iron pipe; (2) South 55 degrees 15 minutes 52 seconds West 112.26 feet to an iron pipe; (3) north 44 degrees 09 minutes 38 seconds West 252.45 feet to an iron pipe; (4) North 13 degrees 09 minutes 38 seconds West 330.00 feet to an iron pipe; (5) North 78 degrees 20 minutes 22 seconds East 33.0 feet to an iron pipe; (6) North 15 degrees 54 minutes 53 seconds West 887.10 feet to an iron pipe; (7) North 56 degrees 10 minutes 50 seconds East 49.50 feet to an iron pipe, thence along other lands of Elizabeth U.T. Mertz South 23 degrees 30 minutes 16 seconds East 1191.74 feet to the intersection of a stone row; thence by the same North 59 degrees 42 minutes 26 seconds East 559.71 feet to an oak; thence by lands now or formerly of Wilber H. Nye and Anthony Thompson South 26 degrees 53 minutes 11 seconds East (at 42.31 passing a stone corner) 438.91 feet to a point in the middle of L.R. 45052; thence in and along said middle of L.R. 45052 the following six (6) courses and distances: (1) South 48 degrees 04 minutes 09 seconds West 246.39 feet to a point; (2) South 41 degrees 28 minutes 54 seconds West 79.37 feet to a point; (3) South 34 degrees 29 minutes 59 seconds West 177.21 feet to appoint; (4) South 41 degrees 00 minutes 17 seconds West 66.92 to a point; (5) South 52 degrees 17 minutes 36 seconds West 68.53 to a point; (6) South 60 degrees 11 minutes 18 seconds West 68.99 feet to the place of BEGINNING. CONTAINING 12.40 acres.

NO.2: BEGINNING at an iron rail, said iron rail being a common corner of lands now or formerly of U.S. Steel and lands now of formerly of Universal Atlas Cement Co., as shown on map entitled “Minor Subdivision, lands of Elizabeth U.T. Mertz”, recorded in Plot Book Volume 60, page 280; thence along said lands now or formerly of Universal Atlas Cement Co. North 82 degrees 25 minutes 50 seconds East 702.75 feet to an iron rail; thence along lands now or formerly of Wilbur H. Nye South 12 degrees 10 minutes 10 seconds East 1165.99 feet to an iron pipe; thence by the same South 26 degrees 53 minutes 11 seconds East 198.00 feet to an oak; thence along Parcel “A” as shown on said map South 59 degrees 42 minutes 26 seconds West 559.71 feet to the intersection of a stone row; thence by the same North 23 degrees 30 minutes 16 seconds West 1191.74 feet to an iron pipe; thence by lands now of formerly of Carrie L. Richards North 10 degrees 04 minutes 10 seconds West 419.75 feet to the place of BEGINNING. CONTAINING 21.677 acres.

BEING THE SAME PREMISES WHICH MARK A. MICHAEL AND KIMBERLY A. MICHAEL, BY DEED DATED THE 04/02/2002, AND RECORDED 07/08/2002, IN AND FOR THE OFFICE OF RECORDER OF DEEDS FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2126, PAGE 92, DID GRANT AND CONVEY UNTO MARK A. MICHAEL AND KIMBERLY A. MICHAEL.

PARCEL: 06.2.1.8 and 06.116965

PIN: 06624500240149 and 06624500234317

Property Address: 134 Michael Lane, Saylorsburg, PA 18353, and 1591 Upper Smith Gap Road
Saylorsburg, PA 18353

PROPERTY ADDRESS: 134 MICHAEL LANE, SAYLORSBURG, PA 18353

UPI / TAX PARCEL NUMBER: 06.2.1.8 / 06.116965

Seized and taken into execution to be sold as the property of KIMBERLY A. MICHAEL, MARK A. MICHAEL in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTED TRANSACTION TRUST, SERIES 2021-1.

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.

(c) CountySuite Sheriff, Teleosoft, Inc.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.