SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 148 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.

All that certain lot or piece of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, known as Lot 44, Chatham Hill, as recorded in the Office for the Recorder of Deeds, in and for Monroe County, in Plat Book 61 at Page 158.

BEING Phillip A. Foulkes and Margaret J. Harris now by Marriage Margaret J. Foulkes, Husband and Wife by Deed dated July 20, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on July 23, 2007 at Book 2311, Page5393 Instrument# 200728022 granted and conveyed unto Philip A. Foulkes and Margaret J. Harris now by Marriage Margaret J. Foulkes, Husband and Wife

PARCEL: 08.86424

PIN: 08635000098396

Property Address: 142 Chatham Hill Road, Stroudsburg, PA 18360

Philip A. Foulkes having departed this life on June 10, 2019.

PROPERTY ADDRESS: 142 CHATHAM HILL ROAD, STROUDSBURG, PA 18360

UPI / TAX PARCEL NUMBER: 08.86424

Seized and taken into execution to be sold as the property of MARGARET J. HARRIS, A/K/A MARGARET J. FOULKES, INDIVIDUALLY IN HER CAPACITY AS KNOWN HEIR OF PHILLIP A. FOULKES, UNKNOWN HEIRS OF PHILLIP A. FOULKES DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NCS.

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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.