SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1188 CV 2026

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 ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 462, Section G, as shown on map of A Pocono County Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 17 and 19.
UNDER AND SUBJECT to all restrictions, restrictive covenants, public and private easements, rights of way, exceptions and reservations, if any, of record and all easements and rights of way of public utility companies, if any, appearing of record in and pertaining to the chain of title to the within premises.
Commonly known as: 7550 Eagle Rock Drive, Tobyhanna, PA 18466
Parcel Number(s): 03.8D.1.691
BEING Green House Group, LLC, a Pennsylvania Limited Liability Company by Deed dated August 27, 2021 and recorded in the Office of Recorder of Deeds of Monroe County on October 4, 2021 at Book 2589, Page 9917 Instrument# 202133974 granted and conveyed unto Emmanuel LLC, a Pennsylvania limited liability company.

PARCEL: 03.8D.1.691
PIN: 03635810255682
Property Address: 7550 Eagle Rock Drive, Tobyhanna, PA 18466-3511

PROPERTY ADDRESS: 7550 EAGLE ROCK DRIVE, TOBYHANNA, PA 18466

UPI / TAX PARCEL NUMBER: 03.8D.1.691

Seized and taken into execution to be sold as the property of EMMANUEL LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY in suit of U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-2.

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.