SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1940 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.

No.001940-CV-2026 2026

MORTGAGE FORECLOSURE

Township of Coolbaugh,, County of Monroe.

Front: Depth:

Being Premises: 4304 Campbell Way aka 1344 Campbell Way, Tobyhanna, PA 18466

Improvements Consists of Residential Real Estate

Parcel No: 3.4B.2.163

PIN: 03636703128114

Sold as the property of: Phyllis Daley A/K/A Phyllis C. Daley

Stern & Eisenberg, PC, Attorneys

PROPERTY ADDRESS: 4304 CAMPBELL WAY AKA 1344 CAMPBELL WAY, TOBYHANNA, PA 18466

UPI / TAX PARCEL NUMBER: 03.4B.2.163

Seized and taken into execution to be sold as the property of PHYLLIS DALEY A/K/A PHYLLIS C. DALEY in suit of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1.

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.