SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6937 CV 2025

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 piece or parcel or Tract of land situate in the Township of Paradise, County of Monroe, Commonwealth of Pennsylvania, and being known as 161 Whitetail Road, Henryville, PA 18332.

BEING the same premises which by deed dated August 17, 2015 and recorded November 12, 2015, in Instrument Number 201527111, granted and conveyed unto Stephanie Thomas.

PARCEL NUMBER:11.91497

MAP NUMBER: 11638500955620

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: $141,809.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stephanie Thomas

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 161 WHITETAIL ROAD, HENRYVILLE, PA 18332

UPI / TAX PARCEL NUMBER: 11.91497

Seized and taken into execution to be sold as the property of STEPHANIE THOMAS, JEFFREY BROWN in suit of SUN WEST MORTGAGE COMPANY, INC..

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215 790 1010

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.