SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2693 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 LOT, PIECE OR PARCEL OF LAND SITUATE IN TOBYHANNA TOWNSHIP, COUNTY OF MONROE, AND COMMONWELATH OF PENNSYLVANIA, BEING LOT 5641, SECTION C III B, EMERALD LAKES, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN PLOT BOOK VOLUME 17, PAGE 111.

PARCEL ID: 19.3I.2.4

PIN NO.: 19634404731438

TITLE VESTED IN: Jason S. Michiels and Kelley S. Michiels, husband and wife, by deed from Kelley S. Michiels, dated April 13th, 2007, recorded April 27th, 2007 in the Monroe County Clerk's/Register's Office in Deed Book 2303, Page 5060, Instrument # 200716312.

PROPERTY ADDRESS: 1570 CLOVER ROAD, LONG POND, PA 18334

UPI / TAX PARCEL NUMBER: 19.3I.2.4

Seized and taken into execution to be sold as the property of KELLEY S MICHIELS, JASON S MICHIELS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUSTEE.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.