

# JULY 28, 2022 SHERIFF SALES OF REAL PROPERTY

**Regular Sales Scheduled:**

68

**Timeshares Scheduled**

4

**Total Sales Scheduled:**

72

**Regular Sales To Be Sold:**

16

**Timeshares To Be Sold:**

0

**Total Sales To Be Sold:**

16

## NOTICE TO EXECUTION CREDITORS AND BIDDERS AT SHERIFF'S SALE

The Sheriff's Office is hereby providing to you the most current information as of the below date concerning this month's Sheriff's Sales. This information is always subject to change, up and until the time that the property you are interested in may be sold at the Sheriff's Sale. The Sheriff shall not be liable for any loss of damage as a result of information which may be contained herein and/or which may be changed thereafter concerning a particular property scheduled for sale.

Sheriff of Monroe County

# JULY 28, 2022 SHERIFF SALES OF REAL PROPERTY

## Notice to Tax Collectors, Municipalities, POA's and Sewer/Water/Garbage Companies

If you find a property in your bailiwick for which taxes or fees are due and you would like the Sheriff's Office to include those amount(s) in costs you may voluntarily submit the amount(s) to our office no later than 14 days prior to sale. You may submit these amounts by any one of the following means:

Regular mail to: Monroe County Sheriff's Office, C/O Real Estate Division, 610 Monroe Street, Stroudsburg, PA 18360

Email at: [Real.estate.division@monroecountypa.gov](mailto:Real.estate.division@monroecountypa.gov)

Fax to: (570) 517-3870/Attn: Real Estate

### Requirements for all submissions:

- We must receive the amount(s) from you no later than 07/14/2022.
- You must include the date of sale which you are submitting figures for on the request.
- If multiple amounts are listed on the request, you must circle or highlight the amount you want collected.

ALL OF THE ABOVE ARE REQUIRED. IF ANY REQUIREMENTS ARE NOT MET THE AMOUNT YOU PROVIDED WILL NOT BE INCLUDED IN SHERIFF'S COSTS.

ADDITIONALLY, IF AT ANY TIME YOU ACCEPT A PAYMENT TOWARDS A FEE YOU HAVE PROVIDED WE MUST BE NOTIFIED IMMEDIATELY SO WE CAN ADJUST OUR COSTS.

# JULY 28, 2022 SHERIFF SALES OF REAL PROPERTY

Clerk	Defendant	Status	Sheriff File #	Case Number	Tax Code(s)	Attorney for Plaintiff	Opening Bid	If No Bidding, Plaintiff's Amount Due or Refund
BB	BRUSH, LYNN	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T43366	8994 CIVIL 2019	01/22/1/30	ROBERT FLACCO		
LD/ BB	GIRALDO, JUAN	SOLD TO PLAINTIFF	T44973	4962 CIVIL 2019	01/30/1/3	MATTHEW FISSEL	\$6,793.17	DUE: \$4,929.03
BB	GIUSTRA, TONI	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER	T43046	3873 CIVIL 2019	01/6/1/19-105	ROBERT J CRAWLEY		
GF	VOGEL, VICTORIA LYNN	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T44384	5011 CIVIL 2014	01/7/1/6-1	ROBERT FLACCO		
BB	CURRERI, ALISSA MARIE	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T44664	8676 CIVIL 2019	02/11/1219	STEPHANIE A. WALCZAK	\$5,128.65	DUE: \$3,231.22
BB	JADADIC, KEMAL	POSTPONED TO AUGUST 25, 2022	T45085	7226 CIVIL 2018	02/14G/1/8	STEPHANIE A. WALCZAK		
PC	WILLIAMS, MICHAEL	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T38856	8428 CIVIL 2016	02/89628	EMMANUEL J ARGENTIER		
KL	FITZGERALD, JOHN	SOLD TO THIRD PARTY	T44693	1311 CIVIL 2020	02/8B/1/84	CHRISTOPHER A DENARDO	\$5,790.60	DUE: \$3,906.41
KW/ GF	PULIZZI, JOHN F	SOLD TO THIRD PARTY	T45041	4100 CIVIL 2021	03/14F/2/148	SAMANTHA GABLE	\$4,171.93	DUE: \$2,255.37
PC	HESS, ROBIN	POSTPONED TO SEPTEMBER 29, 2022 PENDING BANKRUPTCY RELIEF	T44895	6185 CIVIL 2018	03/20/1/20-3	ROBERT J CRAWLEY		
BB	PRICE, RICARDO	POSTPONED TO AUGUST 25, 2022	T45108	10088 CIVIL 2019	03/3/1/27-46	MATTHEW FISSEL		
KW/ KL	MILLINGS, DEXROY	POSTPONED TO SEPTEMBER 29, 2022 PENDING BANKRUPTCY RELIEF	T45052	91 CIVIL 2017	03/4B/1/131	STEPHANIE A. WALCZAK		
PC	O'HERN, JAMIE LYNN	POSTPONED TO SEPTEMBER 29, 2022	T45024	7299 CIVIL 2021	03/7G/3/47	HARRY B REESE	\$4,291.76	DUE: \$2,377.60
PC	MARTIN, JANE	STAYED	T45086	10228 CIVIL 2019	03/8B/1/35	STEPHANIE A. WALCZAK	\$5,082.52	DUE: \$3,184.17
BB	PINELLI, GLADYS	STAYED	T44680	9980 CIVIL 2019	03/8C/1/190	JILL M FEIN	\$4,175.29	DUE: \$2,258.80
BB	KRISTAL, VICTORIA	SOLD TO PLAINTIFF	T44683	6017 CIVIL 2019	03/8D/1/158	CHELSEA A NIXON	\$4,604.77	DUE: \$2,696.87
PC	SCOTT, HELENE HART	SOLD TO PLAINTIFF	T45109	22 CIVIL 2022	03/8D/1/394	STEPHANIE A. WALCZAK	\$4,060.56	DUE: \$2,141.77
GF	JANULIN, STEPHAN ARTHUR	STAYED	T45111	206 CIVIL 2022	03/8D/1/90	KATHERINE M. WOLF		
GF	BENNETT, BERNARD	SOLD TO PLAINTIFF	T44579	2520 CIVIL 2019	03/8E/1/67	MATTHEW FISSEL	\$4,330.92	DUE: \$2,417.54
BB	RAINEY, SHATISA SARENA	POSTPONED TO SEPTEMBER 29, 2022	T44971	9294 CIVIL 2019	03/9B/1/25	LISA A LEE		

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KW	JULIAN, JOHN	POSTPONED TO OCTOBER 27, 2022 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T40855	4325 CIVIL 2012	04/112753	CHELSEA A NIXON		
KL	MYREE, MILDRED	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER	T44653	3891 CIVIL 2015	05/89955	CHRISTINE L GRAHAM		
KL	DEL VALLE, CANDIDA	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER	T43431	2024 CIVIL 2019	05-3/1/7/46	MEREDITH H WOOTER		
KW/P C	CRAWFORD, BRIAN	SOLD TO PLAINTIFF	T45088	2776 CIVIL 2012	05-4/1/7/47	STEPHANIE A. WALCZAK	\$24,496.09	DUE: \$22,986.01
BB	THEODORE, JOEL	POSTPONED TO OCTOBER 27, 2022 PER COURT ORDER	T44582	6373 CIVIL 2005	06/9/1/7-1; 06/9/1/7-10	STEPHANIE A. WALCZAK		
BB	FINKEN, HAROLD	SOLD TO THIRD PARTY	T45039	9773 CIVIL 2019	07/11/1/36-6	SAMANTHA GABLE	\$5,993.06	DUE: \$4,112.92
LD/ BB	KELLEY, DONNA	STAYED DUE TO BANKRUPTCY	T41514	8324 CIVIL 2017	08/113828	LAUREN M MOYER		
PC	MOON, TILENA L.	SOLD TO THIRD PARTY	T45065	131 CIVIL 2022	08/117461	LEON P HALLER	\$5,726.55	DUE: \$3,841.08
PC	BROWN, SHARON L.	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T44812	2880 CIVIL 2015	08/1B/1/1	STEPHANIE A. WALCZAK	\$5,654.59	DUE: \$3,767.68
GF	HOBBIE, LAWRENCE T.	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER FILE IN MORTGAGE FORECLOSURE DIVERSION PROGRAM	T44620	2021 CIVIL 2014	08/86001	GREGORY JAVARDIAN		
KW	MOORE-PRICE, JACQUELINE	POSTPONED TO OCTOBER 27, 2022 PER COURT ORDER	T43548	2196 CIVIL 2019	08/98944	STEPHEN M HLADIK		
KW/ BB	CALANDRINO, CECILIA M	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER	T44654	5014 CIVIL 2018	08/9B/1/11	MATTHEW FISSEL		
KW/ GF	FOSTER, ALONSO	SOLD TO PLAINTIFF	T45069	6812 CIVIL 2021	09/4C/1/106	CHRISTOPHER DENARDO	\$9,519.46	DUE: \$7,709.85
BB	ZUN, ZBIGNIEW	SOLD TO THIRD PARTY	T45048	869 CIVIL 2021	09/88833	STEPHEN M HLADIK	\$6,941.59	DUE: \$5,080.42
GF	JOSEPH, CHENELL N	STAYED	T44666	3628 CIVIL 2017	09/90238	STEPHANIE A. WALCZAK		
KL	MADEAM, ALFRED F. , SR	POSTPONED TO AUGUST 25, 2022	T45087	2504 CIVIL 2016	09/91989	STEPHANIE A. WALCZAK		
BB	LAND TYCOON, INC.,	SOLD TO THIRD PARTY	T45064	4525 CIVIL 2021	10/112352/UA	DAVID KELLER, PRO SE	\$7,742.77	DUE: \$5,897.63
PC	GORDON, KAREN B.	STAYED DUE TO BANKRUPTCY	T44665	5436 CIVIL 2020	10/2A/1/43	STEPHANIE A. WALCZAK		
GF	YOUNG, VERNICE	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T44503	6498 CIVIL 2019	11/3/1/38-6	HARRY B REESE	\$5,048.15	DUE: \$3,149.11
PC	JACKSON, KIRK S.	STAYED DUE TO BANKRUPTCY	T44692	3591 CIVIL 2019	11/3A/1/127	CHRISTOPHER A DENARDO	\$6,172.04	DUE: \$4,295.48

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KL	BING, SEAN M.	POSTPONED TO AUGUST 25, 2022 PENDING BANKRUPTCY RELIEF	T44737	6467 CIVIL 2008	12/87708	STEPHANIE A. WALCZAK		
PC	PROULX, ROBERT J.	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T44682	9996 CIVIL 2019	12/9B/2/4	ROBERT FLACCO		
KL	GREEN, THOMAS D	POSTPONED TO SEPTEMBER 29, 2022	T45115	238 CIVIL 2016	13/1/3/29	STEPHANIE A. WALCZAK		
BB	AUTORE, DAMIEN T.	STAYED DUE TO BANKRUPTCY	T44824	679 CIVIL 2020	13/8A/2/40	EDWARD J MCKEE		
BB	STANLEY, MICHELE N.	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T43956	2118 CIVIL 2020	13/9A/1/281	ROBERT FLACCO		
BB	DIAZ, INEZ D.	STAYED	T45042	525 CIVIL 2020	14/3C/1/15	M. TROY FREEDMAN		
PC	LEONE, PAUL W.	POSTPONED TO AUGUST 25, 2022	T45049	9420 CIVIL 2016	14/8A/1/71	STEPHEN M HLADIK	\$10,793.46	DUE: \$9,009.33
KW/ KL	HARDY, DAVID S	POSTPONED TO AUGUST 25, 2022 FILE IN MORTGAGE FORECLOSURE DIVERSION PROGRAM	T44566	1856 CIVIL 2020	15/7/1/28-4	TROY M FREEDMAN		
KL	WOLF, ALLISON	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T43277	7682 CIVIL 2019	16/9/1035	ROBERT J CRAWLEY		
PC	KEIPER, JOHN THOMAS	SOLD TO PLAINTIFF	T45040	6989 CIVIL 2019	17/12/1/41	SAMANTHA GABLE	\$8,348.35	DUE: \$6,515.32
PC	SCHECTER, BENJAMIN C.	STAYED	T44656	8780 CIVIL 2019	17/14/1/50-25	STEPHANIE A. WALCZAK		
KW/P C	MCCARTHY, SHELLY	POSTPONED TO SEPTEMBER 29, 2022 PENDING BANKRUPTCY RELIEF	T45047	426 CIVIL 2018	17/14B/1/68	STEPHEN M HLADIK	\$5,824.92	DUE: \$3,941.42
BB	LABAR, MICHAEL J.	SOLD TO THIRD PARTY	T45119	5919 CIVIL 2021	17/15A/1/49	SAMANTHA GABLE	\$3,884.46	DUE: \$1,962.15
KL	AMAYA, FRANCISCO	POSTPONED TO AUGUST 25, 2022	T45043	9663 CIVIL 2018	17/15E/1/25	STEPHANIE A. WALCZAK		
PC	HALPIN, CHARLES A.J. , III	SOLD TO THIRD PARTY	T45110	7279 CIVIL 2021	17/17/1/23; 17/17/1/23-7	GREGORY JAVARDIAN	\$23,682.98	DUE: \$22,156.64
KW/ KL	THOMPSON, LAURA	POSTPONED TO AUGUST 25, 2022 PENDING BANKRUPTCY RELIEF	T45116	6048 CIVIL 2021	17/3A/2/18	STEPHANIE A. WALCZAK		
PC	HERNANDEZ, KINA NICOLE	POSTPONED TO SEPTEMBER 29, 2022 PER COURT ORDER	T44694	8469 CIVIL 2019	17/5/5/2-14	STEPHANIE A. WALCZAK	\$6,583.18	DUE: \$4,714.84
BB	MUNGRO, WILFRED L.	POSTPONED TO OCTOBER 27, 2022 PENDING BANKRUPTCY RELIEF	T45067	1957 CIVIL 2018	17/87226	STEPHANIE A. WALCZAK		
KL	MEANS, ANDREW	POSTPONED TO SEPTEMBER 29, 2022	T45053	2493 CIVIL 2021	17/88964	STEPHANIE A. WALCZAK		
KL	MANDALA, CAROL A	STAYED	T45068	2683 CIVIL 2020	17/91090	ANDREW J MARLEY		

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PC	LEE, BRYANT	POSTPONED TO AUGUST 25, 2022 PER COURT ORDER	T44742	9469 CIVIL 2019	19/3I/2/215	STEPHANIE A. WALCZAK		
KL	COX, VALERIE K	POSTPONED TO SEPTEMBER 29, 2022 PENDING BANKRUPTCY RELIEF	T44884	1942 CIVIL 2020	19/3I/2/8	JONATHAN M ETKOWICZ		
KW/P C	OTHMAN, NORDIN M	SOLD TO THIRD PARTY	T45106	9113 CIVIL 2018	19/3I/2/82	STEPHEN M HLADIK	\$5,966.66	DUE: \$4,085.99
BB	AASTHA HOMES LLC,	STAYED	T44747	4119 CIVIL 2021	19/90787	KATHERINE M. WOLF		
KL	JASMINE HOMES, LLC	STAYED	T44686	3842 CIVIL 2021	20/116814	JAMES T SHOEMAKER		
LD/ BB	GONZALEZ, FERNANDO E	POSTPONED TO SEPTEMBER 29 ,2022	T45066	6034 CIVIL 2020	20/3A/2/68	KENYA BATES		
PC	CONNELL, PATRICK	POSTPONED TO SEPTEMBER 29, 2022 PENDING BANKRUPTCY RELIEF	T44996	2473 CIVIL 2016	20/5A/2/16	ANDREW J MARLEY		
KL	SPERLING, DANIEL THOMAS	POSTPONED TO SEPTEMBER 29, 2022	T45089	6965 CIVIL 2019	20/8J/1/32	STEPHANIE A. WALCZAK		

# JULY 28, 2022 SHERIFF SALES OF REAL PROPERTY - TIMESHARES ONLY

Clerk	Defendant	Status	Sheriff File #	Case Number	Tax Code(s)	Attorney for Plaintiff	Opening Bid	If No Bidding, Plaintiff's Amount Due or Refund
BB	COLON, JEFFERY	POSTPONED TO SEPTEMBER 29, 2022	T45029	5540 CIVIL 2017	16/110839	JEFFREY A DURNEY		
KL	JENNINGS, KATHLEEN J	POSTPONED TO AUGUST 25, 2022	T45054	789 CIVIL 2013	16/2/1/1-10	JEFFREY A DURNEY		
GF/ KW	MCCRIMMON, ALENE	POSTPONED TO AUGUST 25, 2022	T45055	4052 CIVIL 2017	16/2/1/1-11	JEFFREY A DURNEY		
PC	SANTOS, SIMONA	POSTPONED TO AUGUST 25, 2022	T45030	6327 CIVIL 2019	16/2/1/1-10	JEFFREY A DURNEY		