

**Regular Sales Scheduled:**

63

**Timeshares Scheduled**

0

**Total Sales Scheduled:**

63

**Regular Sales To Be Sold:**

25

**Timeshares To Be Sold:**

0

**Total Sales To Be Sold:**

25

**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

## 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 09/11/2025
- 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.

TO ACCESS PROPERTY ASSESMENT INFORMATION FOR MONROE COUNTY BY PARCEL NUMBER CLICK THIS LINK

[http://agencies.monroecountypa.gov/monroeepa\\_prod/search/commonsearch.aspx?mode=parid](http://agencies.monroecountypa.gov/monroeepa_prod/search/commonsearch.aspx?mode=parid)

# SEPTEMBER 25, 2025 SHERIFF SALES OF REAL PROPERTY

| Clerk | Defendant                           | Status                                                                          | Sheriff Number | Court Case      | Parcel Number              | Township          | Attorney               | Opening Bid | If No Bidding<br>Plaintiff's Amount<br>due or refund |
|-------|-------------------------------------|---------------------------------------------------------------------------------|----------------|-----------------|----------------------------|-------------------|------------------------|-------------|------------------------------------------------------|
| KW    | 267 SCENIC DR HOMES LLC             |                                                                                 | T46938         | 1578 CIVIL 2023 | 19.89309                   | Tobyhanna         | NATALIE PAUL           | \$18,355.83 | DUE: \$16,722.95                                     |
| AM    | ALEXANDER, DEBRA L.                 | POSTPONED TO OCTOBER 30, 2025                                                   | T47577         | 1061 CIVIL 2025 | 09.13A.1.88                | Middle Smithfield | CAROLYN TREGLIA        |             |                                                      |
| AM    | ALLEN, JEANETTE                     | POSTPONED TO OCTOBER 30, 2026                                                   | T47581         | 6405 CIVIL 2024 | 03.4A.3.49; 03.4A.3.50     | Coolbaugh         | JARED M GREENBERG      |             |                                                      |
| KW    | CHISOLM HOLDINGS LLC, A NEW JERSEY, |                                                                                 | T47554         | 7523 CIVIL 2024 | 17.15D.1.105               | Stroud            | KENYA BATES            | \$5,957.19  | DUE: \$1,076.33                                      |
| BB    | CLARK, JEFFREY T.                   | POSTPONED TO OCTOBER 30, 2025                                                   | T47587         | 4183 CIVIL 2024 | 19.11C.1.32                | Tobyhanna         | KRISTEN WETZEL         |             |                                                      |
| AM    | DAVIS, RONALD H.                    |                                                                                 | T47257         | 4386 CIVIL 2014 | 03.8C.1.234                | Coolbaugh         | KIERA MCFADDEN-ROAN    | \$9,355.38  | DUE: \$7,542.49                                      |
| BB    | DEBREW, JAMES A. , JR               | POSTPONED TO DECEMBER 4, 2025 PER COURT ORDER                                   | T47398         | 1656 CIVIL 2024 | 09.18A.2.15                | Middle Smithfield | CAROLYN T              |             |                                                      |
| BB    | DONLAN, LUCAS D.                    |                                                                                 | T47471         | 4740 CIVIL 2024 | 09.5.1.8-1                 | Middle Smithfield | DANIEL J CAPECCI       | \$2,531.79  | DUE: \$582.43                                        |
| KW    | EDWARDS, ANGELA                     | STAYED DUE TO BANKRUPTCY                                                        | T47506         | 8179 CIVIL 2023 | 03.9D.1.4                  | Coolbaugh         | NICHOLAS CHARLES HAROS |             |                                                      |
| KL    | ELIS HOLDINGS LLC,                  | POSTPONED TO DECEMBER 4, 2025 PER COURT ORDER<br>PENDING BANKRUPTCY RELIEF      | T47464         | 4839 CIVIL 2024 | 03.8D.1.622                | Coolbaugh         | DOUGLAS J FERGUSON     |             |                                                      |
| KW    | ELIS HOLDINGS LLC,                  | BANKRUPTCY                                                                      | T47483         | 5965 CIVIL 2024 | 03.9C.1.413                | Coolbaugh         | JILL M FEIN            |             |                                                      |
| AM    | ELIS HOLDINGS LLC,                  | POSTPONED TO DECEMBER 4, 2025 PER COURT ORDER<br>PENDING BANKRUPTCY RELIEF      | T47500         | 4840 CIVIL 2024 | 03.9E.1.104                | Coolbaugh         | DOUGLAS J FERGUSON     |             |                                                      |
| BB    | ELIS HOLDINGS LLC,                  | BANKRUPTCY                                                                      | T47482         | 6997 CIVIL 2024 | 11.3B.1.24                 | Paradise          | JILL M FEIN            |             |                                                      |
| AM    | ELISA HOLDINGS LLC                  |                                                                                 | T47585         | 6229 CIVIL 2024 | 03.3B.1.86                 | Coolbaugh         | EMMANUEL J ARGENTIERI  | \$7,329.31  | DUE: \$2,475.90                                      |
| KW    | ELLER, MARY E.                      | POSTPONED TO DECEMBER 4, 2025 PENDING COURT ORDER;<br>PENDING BANKRUPTCY RELIEF | T47286         | 2099 CIVIL 2018 | 17.15F.1.166               | Stroud            | NICOLE C RIZZO         |             |                                                      |
| KL    | FERGUSON, OSCAR T                   | STAYED                                                                          | T47415         | 2489 CIVIL 2024 | 16.10.2.24                 | Smithfield        | NICOLE C RIZZO         |             |                                                      |
| KL/KW | FLIPPING POCONO 008 LLC,            | POSTPONED TO DECEMBER 4, 2025                                                   | T47576         | 6688 CIVIL 2024 | 09.14C.5-5.16              | Middle Smithfield | JOHN J WINTER          |             |                                                      |
| BB    | FORD, PETER A.                      | STAYED DUE TO BANKRUPTCY                                                        | T47519         | 7535 CIVIL 2023 | 03.8C.1.252                | Coolbaugh         | GERALDINE M LINN       |             |                                                      |
| BB    | GREENIDGE, CARLEEN                  |                                                                                 | T47127         | 8187 CIVIL 2022 | 11.5B.2.47                 | Paradise          | DANA MARKS             | \$7,167.34  | DUE: \$5,310.69                                      |
| KL    | GREGG, JOHNNIE L                    | POSTPONED TO OCTOBER 30, 2025                                                   | T47532         | 3539 CIVIL 2022 | 11.3.1.38-52; 11.2.1.38-53 | Paradise          | ROBERT W WILLIAMS      |             |                                                      |
| KL/AM | GUARNERI, ALBERT                    |                                                                                 | T47592         | 5757 CIVIL 2019 | 12.5B.1.28; 12.5B.1.29     | Pocono            | ROGER FAY              | \$7,274.57  | DUE: \$2,420.06                                      |
| BB    | HARPER, JEANETTE                    | STAYED DUE TO BANKRUPTCY                                                        | T47495         | 6083 CIVIL 2024 | 10.8.3.42                  | Mount Pocono      | GERALDINE M LINN       |             |                                                      |
| KW    | HOLIFIELD, CINDY S.                 | STAYED DUE TO BANKRUPTCY                                                        | T47474         | 7212 CIVIL 2016 | 17.9667                    | Stroud            | GERALDINE M LINN       |             |                                                      |

# SEPTEMBER 25, 2025 SHERIFF SALES OF REAL PROPERTY

| Clerk | Defendant                  | Status                                                                      | Sheriff Number | Court Case      | Parcel Number            | Township          | Attorney              | Opening Bid | If No Bidding<br>Plaintiff's Amount<br>due or refund |
|-------|----------------------------|-----------------------------------------------------------------------------|----------------|-----------------|--------------------------|-------------------|-----------------------|-------------|------------------------------------------------------|
| KW    | HOVAN, DEBRA L.            |                                                                             | T47478         | 5267 CIVIL 2024 | 02.3.1.64-3; 02.3.1.64-4 | Chestnuthill      | ROBERT W WILLIAMS     | \$3,471.65  | DUE: \$1,541.08                                      |
| KW    | HOWELL, THOMAS             | BANKRUPTCY                                                                  | T47558         | 2568 CIVIL 2015 | 13.93292                 | Polk              | NATALIE PAUL          |             |                                                      |
| BB    | JASMINE HOMES,             |                                                                             | T47249         | 5835 CIVIL 2023 | 20.116814                | Tunkhannock       | MICHAEL J. PALUMBO    | \$34,880.82 | DUE: \$33,578.44                                     |
| AM    | JEKER, JOHN                |                                                                             | T47589         | 3812 CIVIL 2024 | 13.8A.3.74               | Polk              | CIERRA MENDEZ         | \$8,600.01  | DUE: \$3,772.01                                      |
| BB    | KANE, JENNIFER             | STAYED                                                                      | T47591         | 1126 CIVIL 2025 | 19.17D.1.25; 19.17D.1.26 | Tobyhanna         | LEON P HALLER         |             |                                                      |
| AM    | KIRK, ROBERT C.            |                                                                             | T47565         | 1291 CIVIL 2024 | 03.8C.1.457              | Coolbaugh         | SAMANTHA GABLE        | \$4,416.53  | REFUND: \$495.14                                     |
| KW    | LAPLANTE, LELIA            |                                                                             | T47350         | 5656 CIVIL 2021 | 02.9D.1.113              | Chestnuthill      | CHRISTOPHER CUMMINS   | \$5,253.26  | DUE: \$3,358.33                                      |
| BB    | LATTANZIO, STEPHANIE MARIE |                                                                             | T47523         | 1667 CIVIL 2022 | 14.8D.1.44               | Price             | GERALDINE M LINN      | \$6,023.22  | DUE: \$1,143.68                                      |
| KL    | LEBRETON, CARLIN           | POSTPONED TO DECEMBER 4, 2025                                               | T47560         | 301 CIVIL 2025  | 03.8D.1.652              | Coolbaugh         | CAROLYN TREGLIA       |             |                                                      |
| KL/KW | LICINIT, JOHN              | POSTPONED TO OCTOBER 30, 2025                                               | T47540         | 1167 CIVIL 2020 | 8.93468                  | Jackson           | GREGORY JAVARDIAN     |             |                                                      |
| AM    | LIGHTFOOT, ALVIN           | POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY<br>RELIEF                  | T47549         | 2315 CIVIL 2024 | 9.86581                  | Middle Smithfield | SAMANTHA GABLE        |             |                                                      |
| AM    | MARINO, JOHN               | POSTPONED TO DECEMBER 4, 2025 PENDING BANKRUPTCY<br>RELIEF                  | T47553         | 6929 CIVIL 2024 | 15.87314                 | Ross              | NICOLE C RIZZO        |             |                                                      |
| KL    | MARUCCI, VINCENT M         | POSTPONED TO DECEMBER 4, 2025                                               | T47584         | 4979 CIVIL 2024 | 19.12B.1.100             | Tobyhanna         | DANIELLE R DREIER     |             |                                                      |
| KW    | MATLOCK, DOROTHY J.        |                                                                             | T47578         | 6302 CIVIL 2023 | 20.8622                  | Tunkhannock       | DANIELLE R DREIER     | \$4,115.99  | REFUND: \$801.69                                     |
| AM    | MCAHON, ROBERT M.          | POSTPONED TO DECEMBER 4, 2025 PENDING BANKRUPTCY<br>RELIEF                  | T47537         | 7337 CIVIL 2024 | 10.12A.1.114             | Mount Pocono      | ED E QAQISH           |             |                                                      |
| KL    | MCPEAK, TAMMY              | STAYED                                                                      | T47477         | 6044 CIVIL 2024 | 09.4C.3.5                | Middle Smithfield | ED E QAQISH           |             |                                                      |
| BB    | MENO, JOSEPH ALLEN         |                                                                             | T47547         | 2698 CIVIL 2024 | 03.5.2.54                | Coolbaugh         | CAROLYN T             |             |                                                      |
| KW    | MISHOE, LUNA I, II         | POSTPONED TO DECEMBER 4, 2025 PER COURT ORDER;<br>PENDING BANKRUPTCY RELIEF | T47181         | 2589 CIVIL 2023 | 17.8733                  | Stroud            | RICHARD J. NALBANDIAN | \$4,058.06  | REFUND: \$860.78                                     |
| KL    | MONROE, ALOHA A.           | POSTPONED TO DECEMBER 4, 2025 PENDING BANKRUPTCY<br>RELIEF                  | T47561         | 9091 CIVIL 2015 | 19.3H.1.154              | Tobyhanna         | CAROLYN TREGLIA       |             |                                                      |
| KL/AM | MUHR, STEFANIE L           |                                                                             | T47588         | 7291 CIVIL 2024 | 15.117896                | Ross              | CIERRA MENDEZ         | \$8,851.14  | DUE: \$4,028.16                                      |
| KL/KW | MUNFORD, DARRIN J          |                                                                             | T47516         | 1748 CIVIL 2024 | 2.89639                  | Chestnuthill      | CIERRA MENDEZ         | \$2,070.70  | REFUND: \$387.89                                     |
| KW    | NELSON, BRIGITTE           |                                                                             | T47582         | 556 CIVIL 2017  | 9.98174                  | Middle Smithfield | MATTHEW FALLINGS      | \$15,054.62 | DUE: \$10,355.71                                     |
| BB    | OBENG, KOFI                | BANKRUPTCY                                                                  | T47231         | 2832 CIVIL 2023 | 9.86798                  | Middle Smithfield | ALISON HART BRAFMAN   |             |                                                      |

SEPTEMBER 25, 2025 SHERIFF SALES OF REAL PROPERTY

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|-------|-------------------------|----------------------------------------------------------------------------|----------------|-----------------|---------------|--------------|-------------------|-------------|------------------------------------------------------|
| BB    | O'CONNOR, JOSEPH B.     | POSTPONED TO OCTOBER 30, 2025                                              | T47583         | 8621 CIVIL 2024 | 7.9777        | Hamilton     | DYLAN CHESS       |             |                                                      |
| AM    | OWENS, ROBERT L.        |                                                                            | T47593         | 2695 CIVIL 2024 | 8.89424       | Jackson      | ROGER FAY         | \$4,997.08  | DUE: \$97.02                                         |
| AM    | REED, DONALD , JR       | POSTPONED TO DECEMBER 4, 2025 PER COURT ORDER<br>PENDING BANKRUPTCY RELIEF | T47416         | 3395 CIVIL 2024 | 17.15F.1.81   | Stroud       | CAROLYN T         |             |                                                      |
| KW    | RIDDLE, CHAD M.         |                                                                            | T47550         | 3468 CIVIL 2023 | 07.1.1.33     | Hamilton     | GREGORY JAVARDIAN | \$16,940.13 | DUE: \$12,278.93                                     |
| BB    | RIDLEY, THOMAS          | BANKRUPTCY                                                                 | T47479         | 5043 CIVIL 2023 | 3.88704       | Tobyhanna    | ROBERT W WILLIAMS |             |                                                      |
| KL/AM | RODRIGUEZ, DANIEL       |                                                                            | T47580         | 4501 CIVIL 2022 | 02.14E.1.76   | Chestnuthill | ED E QAQISH       | \$1,778.21  | REFUND: \$3,186.23                                   |
| BB    | SAVERI, MARINO C. , III |                                                                            | T47575         | 2603 CIVIL 2022 | 13.11A.2.20   | Polk         | ROBERT W WILLIAMS | \$6,899.95  | DUE: \$2037.95                                       |
| KW    | SCHOTT, MICHELLE RENEE  | POSTPONED TO DECEMBER 4, 2025                                              | T47586         | 401 CIVIL 2023  | 19.17A.1.252  | Tobyhanna    | CIERRA MENDEZ     |             |                                                      |
| KL    | SHEPPARD, GREGORY W     | POSTPONED TO OCTOBER 30, 2025                                              | T47552         | 114 CIVIL 2025  | 03.9E.1.255   | Coolbaugh    | GERALDINE M LINN  |             |                                                      |
| KW    | SIMON, ASHLEY R.        | POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY<br>RELIEF                 | T47563         | 4990 CIVIL 2024 | 16.10.2.20    | Smithfield   | JILL M FEIN       |             |                                                      |
| KW    | SIMPSON, MELVILLE W.    | STAYED                                                                     | T47573         | 6446 CIVIL 2024 | 8.8737        | Jackson      | JEROME BLANK      |             |                                                      |
| KW    | SMITH, ALFRED           | POSTPONED TO DECEMBER 4, 2025                                              | T47590         | 754 CIVIL 2024  | 19.3D.1.48    | Tobyhanna    | STEVEN KELLY      |             |                                                      |
| KL/KW | SPREWELL, PRENTICE L    |                                                                            | T46439         | 4198 CIVIL 2018 | 17.15F.1.66   | Stroud       | STEPHEN PANIK     | \$9,242.93  | DUE: \$7,427.79                                      |
| AM    | TUCKER, MORRIS D        | BANKRUPTCY                                                                 | T47557         | 8658 CIVIL 2024 | 03.8B.2.101   | Coolbaugh    | ROBERT W WILLIAMS |             |                                                      |
| KL    | WITTENWILER, DONALD     | POSTPONED TO DECEMBER 4, 2025                                              | T47536         | 4464 CIVIL 2024 | 20.1D.1.48-2  | Tunkhannock  | CAROLYN T         |             |                                                      |
| AM    | WOOD, PHYLLIS A.        |                                                                            | T47469         | 4615 CIVIL 2024 | 11.3A.1.51    | Paradise     | GERALDINE M LINN  | \$2,720.23  | DUE: \$774.63                                        |
| BB    | ZAWADZKI, SEBASTIAN     |                                                                            | T47579         | 5162 CIVIL 2023 | 10.4.1.16-23  | Mount Pocono | DAVID K BROWN     | \$5,677.51  | DUE: \$791.06                                        |
|       |                         |                                                                            |                |                 |               |              |                   |             |                                                      |

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