

Regular Sales Scheduled:

89

Timeshares Scheduled

0

Total Sales Scheduled:

89

Regular Sales To Be Sold:

0

Timeshares To Be Sold:

0

Total Sales To Be Sold:

0

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

Fax to:

(570) 517-3870/Attn: Real Estate

Requirements for all submissions:

- We must receive the amount(s) from you no later than 11/20/2025
- 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/monroe_pa_prod/search/commonsearch.aspx?mode=parid

DECEMBER 4, 2025 SHERIFF SALES OF REAL PROPERTY

Clerk	Defendant	Status	Sheriff Number	Court Case	Parcel Number	Township	Attorney	Opening Bid	If No Bidding Plaintiff's Amount due or refund
BB	ACOSTA, MICHAEL	POSTPONED TO MARCH 26, 2026	T47643	971 CIVIL 2025	02.6A.1.14	Chestnuthill	BRANDON PACK		
KW	BARNETT, MACDONALD JR.	POSTPONED TO JANUARY 29, 2026	T47642	6230 CIVIL 2017	02.14B.1.168	Chestnuthill	MICHAEL J CLARK		
KW	HOVAN, DEBRA L.	SOLD TO PLAINTIFF	T47478	5267 CIVIL 2024	02.3.1.64-3; 02.3.1.64-4	Chestnuthill	ROBERT W WILLIAMS	\$3,507.65	DUE: \$1,577.80
KW	LAPLANTE, LELIA	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47350	5656 CIVIL 2021	02.9D.1.113	Chestnuthill	MICHAEL C. MILEWSKI		
KL	RODRIGUEZ, DANIEL	POSTPONED TO JANAURY 29, 2026 PENDING BANKRUPTCY RELIEF	T47580	4501 CIVIL 2022	02.14E.1.76	Chestnuthill	ED E QAQISH		
BB	SANCHEZ, BERNARDINO	POSTPONED TO MARCH 26, 2026	T47620	3322 CIVIL 2024	02.4.1.53	Chestnuthill	MICHAEL A HYNUM		
BB	ZICKER, KEVIN T.	POSTPONED TO MARCH 26, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47438	2013 CIVIL 2022	02.17B.1.208	Chestnuthill	ROBERT W WILLIAMS		
AM	ALLEN, JEANETTE	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47581	6405 CIVIL 2024	03.4A.3.49; 03.4A.3.50	Coolbaugh	JARED M GREENBERG		
KL	BABB, GWENDOLYN Y	POSTPONED TO JANUARY 29, 2026 PENDING BANKRUPTCY RELIEF	T47599	1372 CIVIL 2018	03.14C.3.3	Coolbaugh	DANIELLE A COLEMAN		
KL	CAPITAL MONETIZATION MANAGEMENT	POSTPONED TO FEBRUARY 26, 2026 PENDING BANKRUPTCY RELIEF	T47611	7440 CIVIL 2024	03.11.1.87	Coolbaugh	DANA MARKS		
AM	DAVIS, RONALD H	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER	T47257	4386 CIVIL 2014	03.8C.1.234	Coolbaugh	KIERA MCFADDEN-ROAN		
AM	ELIS HOLDINGS, LLC	SOLD TO PLAINTIFF	T47500	4840 CIVIL 2024	03.9E.1.104	Coolbaugh	M. TROY FREEDMAN	\$10,748.81	DUE: \$8,963.79
AM	ELIS HOLDINGS, LLC	POSTPONED TO JANUARY 29, 2026 PENDING COURT ORDER	T47541	5951 CIVIL 2024	03.9F.1.29	Coolbaugh	MICHAEL OLIVERIO		
AM	ELIS HOLDINGS, LLC	POSTPONED TO JANUARY 29, 2026 PENDING COURT ORDER	T47545	5961 CIVIL 2024	03.9B.1.214	Coolbaugh	MICHAEL OLIVERIO		
BB	ELIS HOLDINGS, LLC	POSTPONED TO JANUARY 29, 2026 PENDING COURT ORDER	T47543	5959 CIVIL 2024	03.8B.2.210	Coolbaugh	MICHAEL OLIVERIO		
KL	ELIS HOLDINGS, LLC	SOLD TO PLAINTIFF	T47464	4839 CIVIL 2024	03.8D.1.622	Coolbaugh	TROY M FREEDMAN	\$8,004.18	DUE: \$6,164.26
KL	ELIS HOLDINGS, LLC	SOLD TO PLAINTIFF	T47544	5960 CIVIL 2024	03.8E.1.639	Coolbaugh	MICHAEL OLIVERIO	\$9,056.11	DUE: \$4,237.23
KL	ELIS HOLDINGS, LLC	STAYED DUE TO BANKRUPTCY	T47571	567 CIVIL 2025	03.4E.1.68	Coolbaugh	MICHAEL J SHAVEL		
KW	ELIS HOLDINGS, LLC	STAYED DUE TO BANKRUPTCY	T47483	5965 CIVIL 2024	03.9C.1.413	Coolbaugh	JILL M FEIN		
KW	ELIS HOLDINGS, LLC	SOLD TO PLAINTIFF	T47546	5985 CIVIL 2024	03.9D.1.134	Coolbaugh	MICHAEL OLIVERIO	\$8,520.24	DUE: \$3,690.64
KL	HESS, JAMES D	POSTPONED TO FEBRUARY 26, 2026 PENDING BANKRUPTCY RELIEF	T47621	3697 CIVIL 2023	03.20.1.20-3	Coolbaugh	ROBERT W WILLIAMS		
AM	JAMES, LISA	POSTPONED TO FEBRUARY 26, 2026 PENDING BANKRUPTCY RELIEF	T47622	7157 CIVIL 2024	03.7J.2.139	Coolbaugh	ED E QAQISH	\$1,733.55	REFUND: \$3,231.78
KL	LEBRETON, CARLIN	POSTPONED TO FEBRUARY 26, 2026	T47560	301 CIVIL 2025	03.8D.1.652	Coolbaugh	CAROLYLN TREGLIA		

DECEMBER 4, 2025 SHERIFF SALES OF REAL PROPERTY

Clerk	Defendant	Status	Sheriff Number	Court Case	Parcel Number	Township	Attorney	Opening Bid	If No Bidding Plaintiff's Amount due or refund
KL	M1 HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47435	5505 CIVIL 2024	03.8B.1.82	Coolbaugh	JANET L GOLD	\$9,234.88	DUE: \$7,419.58
AM	M14 HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47432	5503 CIVIL 2024	03.8C.1.422	Coolbaugh	JANET L GOLD	\$10,901.98	DUE: \$9,120.02
BB	M14 HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47434	5519 CIVIL 2024	03.8E.1.534	Coolbaugh	JANET L GOLD	\$9,365.27	DUE: \$7,552.58
KL	M14 HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47431	5501 CIVIL 2024	03.9C.1.169	Coolbaugh	JANET L GOLD	\$6,974.22	DUE: \$5,113.70
KW	M14 HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47433	5510 CIVIL 2024	03.9B.1.83	Coolbaugh	JANET L GOLD		
KL	REED, CHERESE	STAYED	T47645	7113 CIVIL 2024	03.14C.3.116	Coolbaugh	DANIELLE M DILEVA		
AM	SALAMONE, JAMES J.	POSTPONED TO FEBRUARY 26, 2026	T47634	810 CIVIL 2025	03.11.1.89	Coolbaugh	JILL M FEIN		
KW	SLUE, CLAUDE	POSTPONED TO FEBRUARY 26, 2026 PENDING BANKRUPTCY RELIEF	T47639	6851 CIVIL 2019	03.7L3.10	Coolbaugh	MATTHEW C FALLINGS		
KL	DORSHIMER, LINDSEY M.	POSTPONED TO JANUARY 29, 2026 PENDING BANKRUPTCY RELIEF	T47629	1860 CIVIL 2025	06.10A.1.2	Eldred	SAMANTHA GABLE		
KW	ER'S APPLEWOOD SMOKE LLC	STAYED	T47651	8388 CIVIL 2023	07.10.1.77	Hamilton	MARSHALL ANDERS		
AM	GAFFIN, KARL	SOLD TO THIRD PARTY	T47616	2704 CIVIL 2024	7.113929; 07.11393	Hamilton	GERALDINE M LINN	\$4,070.88	REFUND: \$847.70
KW	MAJAO, JOSE	STAYED	T47635	931 CIVIL 2025	7.86675	Hamilton	GERALDINE M LINN		
AM	AGUILAAR, TONY	POSTPONED TO FEBRUARY 26, 2026 PENDING BANKRUPTCY RELIEF	T47650	2989 CIVIL 2025	9.97291	Middle Smithfield	ED E QAQISH		
AM	AIRBNB, 1, LLC	POSTPONED TO MARCH 26, 2026 PENDING BANKRUPTCY RELIEF	T47646	2633 CIVIL 2025	09.14B.4-5.1; 09.14B.4-5.5	Middle Smithfield	BENJAMIN HOEN		
BB	DEBREW, JAMES A JR	SOLD TO THIRD PARTY	T47398	1656 CIVIL 2024	09.18A.2.15	Middle Smithfield	CAROLYN T	\$2,179.17	DUE: \$222.75
KW	ELIS HOLDINGS, LLC	SOLD TO PLAINTIFF	T47542	5953 CIVIL 2024	09.5A.2.39	Middle Smithfield	MICHAEL OLIVERIO	\$8,761.50	DUE: \$3,936.73
KL	FLIPPING POCONO 008 LLC	SOLD TO PLAINTIFF	T47576	6688 CIVIL 2024	09.14C.5-5.16	Middle Smithfield	JOHN J WINTER	\$6,211.58	DUE: \$1,335.81
BB	FRIEL, JOSEPH G.	POSTPONED TO JANUARY 29, 2026 PENDING BANKRUPTCY RELIEF	T47602	3459 CIVIL 2018	9.96872	Middle Smithfield	MICHAEL J CLARK		
KW	LILLUS PAINTING LLC	SOLD TO PLAINTIFF	T47601	96 CIVIL 2025	09.4D.3.43; 09.4D.3.44	Middle Smithfield	CAROLINE P APRAHAMIAN	\$4,590.24	REFUND: \$317.96
BB	OBENG, KOFI	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47231	2832 CIVIL 2023	9.86798	Middle Smithfield	ALISON HART BRAFMAN		
KL	BAUM, ELLA	POSTPONED TO JANUARY 29, 2026	T47615	5741 CIVIL 2024	10.4.1.12	Mount Pocono	SCOTT R LIPSON		
AM	MCMAHON, ROBERT M.	SOLD TO PLAINTIFF	T47537	7337 CIVIL 2024	10.12A.1.114	Mount Pocono	ED E QAQISH	\$1,871.40	REFUND: \$3,091.17
KW	PIERSON, RALPH B., JR.	SOLD TO PLAINTIFF	T47631	3052 CIVIL 2025	10.117712.B906	Mount Pocono	GERALDINE M LINN	\$7,765.23	DUE: \$2,920.53

DECEMBER 4, 2025 SHERIFF SALES OF REAL PROPERTY

Clerk	Defendant	Status	Sheriff Number	Court Case	Parcel Number	Township	Attorney	Opening Bid	If No Bidding Plaintiff's Amount due or refund
BB	ELIS HOLDINGS, LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47482	6997 CIVIL 2024	11.3B.1.24	Paradise	JILL M FEIN		
BB	GREENIDGE, CARLEEN	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER	T47127	8187 CIVIL 2022	11.5B.2.47	Paradise	DANA MARKS		
KL	GREGG, JOHNNIE L	SOLD TO PLAINTIFF	T47532	3539 CIVIL 2022	11.3.1.38-52; 11.3.1.38- 53	Paradise	ROBERT W WILLIAMS	\$2,598.70	REFUND: \$2,349.33
KL	MEHER REAL ESTATE INVESTMENTS	POSTPONED TO FEBRUARY 26, 2026	T47595	7582 CIVIL 2022	11.6.1.54	Paradise	ROBERT FLACCO		
BB	AMALBERT, ARSENIO JR.	POSTPONED TO FEBRUARY 26, 2026	T47632	6653 CIVIL 2024	12.117347	Pocono	JARED M GREENBERG		
AM	DOOKEERAM, IAN C.	SOLD TO PLAINTIFF	T47638	8557 CIVIL 2024	12.87803	Pocono	GERALDINE M LINN	\$2,113.51	REFUND: \$2,844.22
KL	GUARNERI, ALBERT	POSTPONED TO JANUARY 29, 2026	T47592	5757 CIVIL 2019	12.5B.1.28; 12.5B.1.29	Pocono	ROGER FAY		
AM	HALL, CLEO B.	POSTPONED TO FEBRUARY 26, 2026	T47608	2723 CIVIL 2005	12.90874	Pocono	GERALDINE M LINN		
KL	JOHNSON, MARTIN J.	POSTPONED TO FEBRUARY 26, 2026	T47625	8461 CIVIL 2023	12.6B.1.7	Pocono	CAROLYLN TREGLIA		
KL	ABBATIELLO, LOUIS	SOLD TO THIRD PARTY	T47644	1031 CIVIL 2025	13.87862	Polk	MATTHEW G. BRUSHWOOD	\$5,636.51	DUE: \$749.24
BB	EDEL, DINA M.	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T46916	3854 CIVIL 2023	13.96004	Polk	ROBERT W WILLIAMS		
BB	ABUSIO, ANTHONY	SOLD TO PLAINTIFF	T47566	6090 CIVIL 2024	14.3C.2.1	Price	BRANDON PACK	\$3,224.72	REFUND: \$1,710.79
KL	ALLEN, DERRICK	SOLD TO THIRD PARTY	T47637	1176 CIVIL 2025	14.6.1.12-45	Price	GERALDINE M LINN	\$2,026.89	REFUND: \$2,932.57
BB	GOLA, MARNIE M.	POSTPONED TO JANUARY 29, 2026 PENDING BANKRUPTCY RELIEF	T47640	2540 CIVIL 2025	14.18C.1.56	Price	SAMANTHA GABLE		
BB	LATTANZINO, STEPHANIE	POSTPONED TO FEBRUARY 26, 2026 PENDING COUT ORDER	T47523	1667 CIVIL 2022	14.8D.1.44	Price	GERALDINE M LINN		
AM	SANABRIA, GILBERT	POSTPONED TO JANUARY 29, 2026	T47596	6706 CIVIL 2024	14.3C.1.172	Price	CAROLINE P APRAHAMIAN	\$9,510.07	DUE: \$4,700.27
AM	MARINO, JOHN	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47553	6929 CIVIL 2024	15.87314	Ross	NICOLE C RIZZO		
KL	MUHR, STEFANIE	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47588	7291 CIVIL 2024	15.117896	Ross	CIERRA MENDEZ		
KL	GARCIA, JACOB	STAYED	T47649	685 CIVIL 2025	16.7A.1.138	Smithfield	HARRY B REESE		
AM	OLEKSANDR, MAYDANSYY	STAYED	T47641	3291 CIVIL 2025	16.7A.1.12	Smithfield	ROSS M WOLFE		
KW	ELLER, MARY E.	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER; PENDING BANKRUPTCY RELIEF	T47286	2099 CIVIL 2018	17.15F.1.166	Stroud	NICOLE C RIZZO		
KW	GLOBAL FUNDING SERVICES LLC,	SOLD TO PLAINTIFF	T47623	3821 CIVIL 2023	17.11.1.48; 17.11.1.50; 17.11.1.53; 17.92085; 17.04349.17	Stroud	JOHN T STIEH	\$64,382.23	DUE: \$60,669.87
AM	MIKUCHONIS, ADAM	POSTPONED TO JANUARY 29, 2026	T47630	7759 CIVIL 2023	17.15A.2.166	Stroud	CIERRA MENDEZ		

DECEMBER 4, 2025 SHERIFF SALES OF REAL PROPERTY

Clerk	Defendant	Status	Sheriff Number	Court Case	Parcel Number	Township	Attorney	Opening Bid	If No Bidding Plaintiff's Amount due or refund
KW	MISHOE, LUNA I, II	STAYED DUE TO BANKRUPTCY	T47181	2589 CIVIL 2023	17.8733	Stroud	RICHARD J. NALBANDIAN		
AM	REED, DONALD JR.	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47416	3395 CIVIL 2024	17.15F.1.81	Stroud	CAROLYN T		
BB	RIVAS, MARIDELE	POSTPONED TO FEBRUARY 26, 2026	T47628	2519 CIVIL 2025	17.89222	Stroud	ED E QAQISH		
KW	WELLS-JONES, JOHNETTE	STAYED	T47627	6321 CIVIL 2024	17.98206	Stroud	ED E QAQISH		
KW	264 CHESTNUT RD HOLDINGS LLC	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER; PENDING BANKRUPTCY RELIEF	T47230	943 CIVIL 2024	19.111684	Tobyhanna	SARAH A ELIA		
KL	KNOTT, AMY	STAYED	T47607	8570 CIVIL 2024	19.12A.1.108	Tobyhanna	ROBERT W WILLIAMS		
KL	MARUCCI, VINCENT M	POSTPONED TO JANUARY 29, 2026	T47584	4979 CIVIL 2024	19.12B.1.100	Tobyhanna	DANIELLE R DREIER		
BB	MEHER REAL ESTATE INVESTIMENTS	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER	T47624	3484 CIVIL 2024	19.19B.2.79	Tobyhanna	ROBERT FLACCO	\$2,688.62	REFUND: \$2,257.61
KL	MONROE, ALOHA A	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER	T47561	9091 CIVIL 2015	19.3H.1.154	Tobyhanna	CAROLYLN TREGLIA		
KW	SCHOTT, MICHELLE RENEE	SOLD TO THIRD PARTY	T47586	401 CIVIL 2023	19.17A.1.252	Tobyhanna	DANIELLE R DREIER	\$2,285.92	REFUND: \$2,668.36
KW	SMITH, ALFRED	POSTPONED TO JANUARY 29, 2026	T47590	754 CIVIL 2024	19.3D.1.48	Tobyhanna	STEVEN KELLY		
KL	BURCHETTE, YVONNE	STAYED	T47633	1134 CIVIL 2024	20.3A.1.141	Tunkhannock	RICHARD J. NALBANDIAN		
KW	FACELLA, JOAN	POSTPONED TO JANUARY 29, 2026 PER COURT ORDER	T47377	4025 CIVIL 2022	20.3A.2.4	Tunkhannock	SARAH K MCCAFFERY		
BB	GAMBLE, RENEAN	POSTPONED TO JANUARY 29, 2026	T47648	6143 CIVIL 2024	20.1C.1.315	Tunkhannock	JACQUILINE F. MCNALLEY		
KW	GVOTH, ANDREW	POSTPONED TO JANUARY 29, 2026 PENDING BANKRUPTCY RELIEF	T47647	4824 CIVIL 2024	20.8F.1.155	Tunkhannock	STEVEN KELLY		
BB	JASMINE HOMES LLC	POSTPONED PENDING BANKRUPTCY RELIEF	T47249	5835 CIVIL 2023	20.116814	Tunkhannock	JILLIAN NOLAN SNIDER		
BB	LEIGH-MANUELL, DARRELL	SOLD TO PLAINTIFF	T47636	7623 CIVIL 2024	20.1C.1.112	Tunkhannock	GERALDINE M LINN	\$5,627.85	DUE: \$740.41
AM	MOORE, NICOLE D.	POSTPONED TO JANUARY 29, 2026	T47626	8480 CIVIL 2023	20.1C.1.256	Tunkhannock	DANIELLE A COLEMAN		
BB	ROACH, CHARLES	SOLD TO PLAINTIFF	T47131	3184 CIVIL 2017	20.96378	Tunkhannock	KATHERINE M WOLF	\$3,829.63	DUE: \$1906.22
KL	WITTENWILER, DONALD	POSTPONED TO FEBRUARY 26, 2026 PER COURT ORDER	T47536	4464 CIVIL 2024	20.1D.1.48-2	Tunkhannock	CAROLYN T		

DECEMBER 4, 2025 SHERIFF SALES OF REAL PROPERTY - TIMESHARES ONLY

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