

Regular Sales Scheduled:

75

Timeshares Scheduled

0

Total Sales Scheduled:

75

Regular Sales To Be Sold:

1

Timeshares To Be Sold:

0

Total Sales To Be Sold:

1

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 07/17/2025
- 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

JULY 31, 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	ADAMS, KRISTINE	POSTPONED TO OCTOBER 30, 2025	T47535	6462 CIVIL 2021	12.3A.1.70	Pocono	SAMANTHA GABLE		
BB	BURY, ALDONA	SOLD TO PLAINTIFF	T47511	2686 CIVIL 2024	03.71.1.106	Coolbaugh	ROBERT W WILLIAMS	\$5,293.06	DUE: \$3,398.92
KW	BUTTS, MICHAEL G.	POSTPONED TO AUGUST 28, 2025	T47470	6823 CIVIL 2024	07.8.1.56	Hamilton	GERALDINE M LINN		
KL	BYRNE, MARY	SOLD TO THIRD PARTY	T47556	7824 CIVIL 2023	19.12C.1.51	Tobyhanna	ROBERT W WILLIAMS	\$4,291.04	REFUND: \$623.14
KW	CHISOLM HOLDINGS LLC, A NEW JERSEY,	POSTPONED TO SEPTEMBER 25, 2025	T47554	7523 CIVIL 2024	17.15D.1.105	Stroud	KENYA BATES		
KW/AM	CLARK, ALICIA CORIN	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47421	3987 CIVIL 2024	03.7G.2.65	Coolbaugh	ED E QAQISH		
AM	DE CONZO, PETER , SR	STAYED	T47533	3174 CIVIL 2022	10.5.1.13-11	Mount Pocono	STEPHEN M HLADIK		
BB	DEBREW, JAMES A. , JR	POSTPONED TO SEPTEMBER 25, 2025	T47398	1656 CIVIL 2024	09.18A.2.15	Middle Smithfield	CAROLYN T		
BB	DELANEY, TERRENCE	STAYED	T47551	2004 CIVIL 2023	16.3.2.17	Smithfield	GERALDINE M LINN		
BB	DONACH, ROBERT	STAYED	T47531	5433 CIVIL 2024	03.7G.3.13	Coolbaugh	JEROME BLANK		
KL	ELIS HOLDINGS LLC,	POSTPONED TO SEPTEMBER 25, 2025 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47464	4839 CIVIL 2024	03.8D.1.622	Coolbaugh	DOUGLAS J FERGUSON		
KW	ELIS HOLDINGS LLC,	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47483	5965 CIVIL 2024	03.9C.1.413	Coolbaugh	JILL M FEIN		
AM	ELIS HOLDINGS LLC,	POSTPONED TO SEPTEMBER 25, 2025 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47500	4840 CIVIL 2024	03.9E.1.104	Coolbaugh	DOUGLAS J FERGUSON		
BB	ELIS HOLDINGS LLC,	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47482	6997 CIVIL 2024	11.3B.1.24	Paradise	JILL M FEIN		
AM	ELIS HOLDINGS, LLC,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47541	5951 CIVIL 2024	03.9F.1.29	Coolbaugh	MICHAEL OLIVERIO		
KL	ELIS HOLDINGS, LLC,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47544	5960 CIVIL 2024	03.8E.1.639	Coolbaugh	MICHAEL OLIVERIO		
AM	ELIS HOLDINGS, LLC,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47545	5961 CIVIL 2024	03.9B.1.214	Coolbaugh	MICHAEL OLIVERIO		
KW	ELIS HOLDINGS, LLC,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47546	5985 CIVIL 2024	03.9D.1.134	Coolbaugh	MICHAEL OLIVERIO		
BB	ELIS HOLDINGS, LLC,,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47543	5959 CIVIL 2024	03.8B.2.210	Coolbaugh	MICHAEL OLIVERIO		
KW	ELIS HOLDINGS, LLC,,	POSTPONED TO OCTOBER 30, 2025 PENDING BANKRUPTCY RELIEF	T47542	5953 CIVIL 2024	09.5A.2.39	Middle Smithfield	MICHAEL OLIVERIO		
KL	FERGUSON, OSCAR T	POSTPONED TO SEPTEMBER 25, 2025 PER COURT ORDER	T47415	2489 CIVIL 2024	16.10.2.24	Smithfield	NICOLE C RIZZO		
KW	FOULKES, PHILLIP A.	STAYED DUE TO BANKRUPTCY	T47323	148 CIVIL 2024	8.86424	Jackson	MATTHEW FALLINGS		
KW/AM	GOODEN-BAKER, FASTIMA	SOLD TO THIRD PARTY	T47538	6568 CIVIL 2023	14.98384	Price	CAROLYLN TREGLIA	\$8,324.35	DUE: \$3,490.84

JULY 31, 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	GREENBERG, DANIELLE	SOLD TO PLAINTIFF	T47555	5025 CIVIL 2024	1.91179	Barrett	ROBERT W WILLIAMS	\$7,923.59	DUE: \$3,082.06
KL	GREGG, JOHNNIE L	POSTPONED TO SEPTEMBER 25, 2025	T47532	3539 CIVIL 2022	11.3.1.38-52; 11.3.1.38-53	Paradise	ROBERT W WILLIAMS		
BB	HARPER, JEANETTE	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47495	6083 CIVIL 2024	10.8.3.42	Mount Pocono	GERALDINE M LINN		
KW/AM	HOLIFIELD, CINDY S.	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47474	7212 CIVIL 2016	17.9667	Stroud	GERALDINE M LINN		
KW/BB	HOVAN, DEBRA L.	POSTPONED TO SEPTEMBER 25, 2025	T47478	5267 CIVIL 2024	02.3.1.64-3; 02.3.1.64-4	Chestnuthill	ROBERT W WILLIAMS		
KW/KL	HOWELL, THOMAS	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47558	2568 CIVIL 2015	13.93292	Polk	NATALIE PAUL		
BB	JASMINE HOMES,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47249	5835 CIVIL 2023	20.116814	Tunkhannock	MICHAEL J. PALUMBO		
KW	KALAPACH, WILLIAM G.	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47441	4324 CIVIL 2022	14.5A.2.2	Price	ED E QAQISH		
AM	KIRK, ROBERT C.	POSTPONED TO SEPTEMBER 25, 2025	T47565	1291 CIVIL 2024	03.8C.1.457	Coolbaugh	SAMANTHA GABLE		
KW/KL	LAPLANTE, LELIA	POSTPONED TO SEPTEMBER 25, 2025 PER COURT ORDER	T47350	5656 CIVIL 2021	02.9D.1.113	Chestnuthill	CHRISTOPHER CUMMINS		
KL	LEACH, LYNNE MARIE	STAYED	T47548	8120 CIVIL 2022	19.31.2.89	Tobyhanna	ED E QAQISH		
KL	LEBRETON, CARLIN	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47560	301 CIVIL 2025	03.8D.1.652	Coolbaugh	CAROLYN TREGLIA		
KL	LICINIT, JOHN	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47540	1167 CIVIL 2020	8.93468	Jackson	GREGORY JAVARDIAN	\$21,489.49	DUE: \$16,919.28
AM	LIGHTFOOT, ALVIN	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47549	2315 CIVIL 2024	9.86581	Middle Smithfield	SAMANTHA GABLE	\$13,622.22	DUE: \$8,894.66
KL	M1 HOLDINGS LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47435	5505 CIVIL 2024	03.8B.1.82	Coolbaugh	JANET L GOLD	\$8,928.06	DUE: \$7,106.62
KL	M14 HOLDINGS LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47431	5501 CIVIL 2024	03.9C.1.169	Coolbaugh	JANET L GOLD	\$6,820.78	DUE: \$4,957.20
AM	M14 HOLDINGS LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47432	5503 CIVIL 2024	03.8C.1.422	Coolbaugh	JANET L GOLD	\$10,562.76	DUE: \$8,774.02
KW	M14 HOLDINGS LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47433	5510 CIVIL 2024	03.9B.1.83	Coolbaugh	JANET L GOLD		
BB	M14 HOLDINGS LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47434	5519 CIVIL 2024	03.8E.1.534	Coolbaugh	JANET L GOLD	\$9,081.52	DUE: \$7,263.15
BB	M5358 HOLDINGS LLC,	SOLD TO PLAINTIFF	T47539	6437 CIVIL 2024	03.9C.1.253	Coolbaugh	MICHAEL J SHAVEL	\$10,592.32	DUE: \$5,804.17
AM	MARINO, JOHN	BANKRUPTCY	T47553	6929 CIVIL 2024	15.87314	Ross	NICOLE C RIZZO	\$6,704.47	DUE: \$1,838.56
BB	MATIAS, DENIQUA	STAYED	T47503	5547 CIVIL 2024	9.86809	Middle Smithfield	CAROLYN T		
AM	MCMAHON, ROBERT M.	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47537	7337 CIVIL 2024	10.12A.1.114	Mount Pocono	ED E QAQISH		

JULY 31, 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	MCPEAK, TAMMY	POSTPONED TO SEPTEMBER 25, 2025	T47477	6044 CIVIL 2024	09.4C.3.5	Middle Smithfield	ED E QAQISH		
BB	MEDINA, EDWIN A. , JR	STAYED	T47559	6944 CIVIL 2024	5-3.1.1.2	East Stroudsburg	LEON HALLER		
KW	MEHER REAL ESTATE INVESTMENTS, LLC	STAYED	T47534	6284 CIVIL 2024	19.19B.2.79	Tobyhanna	LEON P HALLER		
BB	MENDEZ, MELANIE M	POSTPONED TO AUGUST 28, 2025	T47564	8650 CIVIL 2024	09.14B.4-2.27; 09.14B.4- 2.27; 09.14B.4-2.34	Middle Smithfield	ED E QAQISH		
BB	MENO, JOSEPH ALLEN	POSTPONED TO SEPTEMBER 25, 2025	T47547	2698 CIVIL 2024	03.5.2.54	Coolbaugh	CAROLYN T		
KL	MONROE, ALOHA A.	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47561	9091 CIVIL 2015	19.3H.1.154	Tobyhanna	CAROLYLN TREGLIA	\$8,520.19	DUE: \$3,690.59
KL	MUNFORD, DARRIN J	POSTPONED TO SEPTEMBER 25, 2025	T47516	1748 CIVIL 2024	2.89639	Chestnuthill	CIERRA MENDEZ	\$5,204.57	DUE: \$2,808.66
BB	NJ WHOLESALE PRO LLC,	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T47418	1188 CIVIL 2024	09.5A.1.30	Middle Smithfield	CAROLINE P APRAHAMIAN		
BB	OBENG, KOFI	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47231	2832 CIVIL 2023	9.86798	Middle Smithfield	ALISON HART BRAFMAN		
AM	PENTZ, JOHN , III	SOLD TO THIRD PARTY	T47493	2573 CIVIL 2024	05-2.2.1.3; 05.94532	East Stroudsburg	MATTHEW FALLINGS	\$30,334.52	DUE: \$28,841.21
KW/KL	PETER, TYEISHA I.	SOLD TO THIRD PARTY	T47518	8643 CIVIL 2023	03.7B.1.7	Coolbaugh	SAMANTHA GABLE	\$7,441.38	DUE: \$5,590.21
BB	PORTER, JEFFREY	POSTPONED TO AUGUST 28, 2025 PER COURT ORDER	T46639	7593 CIVIL 2022	02.6C.1.2	Chestnuthill	FRANK TROVATO		
AM	REED, DONALD , JR	POSTPONED TO SEPTEMBER 25, 2025 PER COURT ORDER PENDING BANKRUPTCY RELIEF	T47416	3395 CIVIL 2024	17.15F.1.81	Stroud	CAROLYN T		
KW/KL	RIDDLE, CHAD M.	POSTPONED TO AUGUST 28, 2025	T47550	3468 CIVIL 2023	07.1.1.33	Hamilton	GREGORY JAVARDIAN		
BB	RIDLEY, THOMAS	POSTPONED TO SEPTEMBER 25, 2025	T47479	5043 CIVIL 2023	3.88704	Tobyhanna	ROBERT W WILLIAMS	\$18,222.50	DUE: \$16,586.96
AM	SANABRIA, GILBERT	WRIT RETURNED NO RESPONSE FROM PLAINTIFF ATTORNEY	T47562	6706 CIVIL 2024	14.3C.1.172	Price	MATTHEW FALLINGS		
KL	SHEPPARD, GREGORY W	POSTPONED TO SEPTEMBER 25, 2025	T47552	114 CIVIL 2025	03.9E.1.255	Coolbaugh	GERALDINE M LINN		
KW/AM	SIMON, ASHLEY R.	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47563	4990 CIVIL 2024	16.10.2.20	East Stroudsburg	JILL M FEIN		
BB	SPRATLEY, JOHN	SOLD TO PLANTIFF	T47354	4019 CIVIL 2022	11.4.1.21-3	Paradise	SHERRI J. SMITH	\$9,177.04	DUE: \$7,360.58
KL	STEWART, JOLENA CHANTE	POSTPONED TO AUGUST 28, 2025	T47468	6088 CIVIL 2024	03.8A.1.185	Coolbaugh	JARED M GREENBERG		
AM	SUELTO MONTALVO, WILLIAM A.	STAYED	T47428	5632 CIVIL 2024	20.8D.1.107; 20.8D.1.108	Tunkhannock	JILL M FEIN		
KL	THOMPSON, JULIETH	STAYED	T47439	4063 CIVIL 2023	12.3A.1.87	Pocono	GERALDINE LIN		

JULY 31, 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
AM	TREPANIER, ALEX	SOLD TO PLAINTIFF	T47521	7679 CIVIL 2023	20.86200	Tunkhannock	CAROLYN T	\$3,425.83	REFUND: \$1,505.65
AM	TUCKER, MORRIS D	POSTPONED TO SEPTEMBER 25, 2025 PENDING BANKRUPTCY RELIEF	T47557	8658 CIVIL 2024	03.8B.2.101	Coolbaugh	ROBERT W WILLIAMS	\$4,216.49	REFUND: \$699.18
AM	WALTER, LUANN	POSTPONED TO OCTOBER 30, 2025 PER COURT ORDER	T47341	7851 CIVIL 2023	07.14B.2.19	Hamilton	MARC A HESS		
KW/KL	WILLIAMSON, CONROY	POSTPONED TO AUGUST 28, 2025	T47512	3537 CIVIL 2024	09.18A.1.94	Middle Smithfield	JILL M FEIN		
KL	WITTENWILER, DONALD	POSTPONED TO SEPTEMBER 25, 2025	T47536	4464 CIVIL 2024	20.1D.1.48-2	Tunkhannock	CAROLYN T		
AM	WOOD, PHYLLIS A.	POSTPONED TO SEPTEMBER 25, 2025	T47469	4615 CIVIL 2024	11.3A.1.51	Paradise	GERALDINE M LINN		
KW	ZAYAS, MICHAEL A.	STAYED	T47522	674 CIVIL 2023	20.8D.1.87	Tunkhannock	SAMANTHA GABLE		

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