

**REAL ESTATE AUCTION**  
**AFFORDABLE RANCH STYLE HOME**  
**ON THE PREMISES**  
**194 BROAD STREET**  
**BOROUGH OF STROUDSBURG, MONROE COUNTY, PA 18360**  
**2 P.M. FRIDAY JANUARY 31, 2025 RAIN, SNOW OR SHINE**

**REAL ESTATE** consists of a 2 (Possible 3 Bedroom) Home with Living Room, Dining Area, Kitchen, Bathroom and Full Basement. Nice Size Lot. Detached Garage. Town Water and Sewer. Excellent Residential Area, Beautiful Charming South Stroudsburg.

**INSPECTIONS: THURSDAY JANUARY 16<sup>TH</sup> 3 - 5 P.M.**  
**SATURDAY JANUARY 25<sup>TH</sup> 10 - 12 NOON**

**TERMS: \$15,000 BANK CASHIER'S CHECK (Payable to Jack Muehlhan Auctioneer Escrow) AT SALE. BALANCE AT SETTLEMENT WITHIN 30 DAYS.** Insurable Deed, No Back Taxes, No Buyer's Premium. What you Bid is What You Pay.

**AUCTIONEER'S NOTE:** Rare opportunity to Buy an affordable Home in Prime Residential Area with Large Lot and Garage. Walking Distance to Downtown, Bakery, Convenience Store. Not Previously Listed. Your Bid may Buy!

**SALE ORDERED BY:**  
 Attorney Ralph Matergia

**JACK MUEHLHAN**  
**REAL ESTATE AUCTIONEER AU000643L**  
**"The Name You Can Trust"**  
**STROUDSBURG, PA 18360**  
**570-421-8333**

Remember: You are only going to pay one more bid than someone else was willing to pay.

**SAVE A  
 BUNDLE  
 WHEN YOU  
 BUNDLE**

It's easy to save some extra cash when you bundle all your insurance needs with Progressive. Plus, enjoy other discounts like multi-policy, safe driver, and more. Stop in or call a local agent for a free quote today.

**SABATINO INS AGENCY**  
 17 S ROBINSON AVE  
 PEN ARGYL, PA 18072  
**610-863-6033**  
 robin@sabatinoin.com

**PROGRESSIVE**  
 HOME ADVANTAGE

provided and serviced by ASI

Home insurance is provided and serviced by American Strategic Insurance Corp. and its affiliates. This insurer is not affiliated with Progressive and is solely responsible for claims. Not available in all states. Other insurance provided by Progressive Casualty Ins. Co. & affiliates, Mayfield Village, Ohio, and Progressive County Mutual Ins. Co., Austin, Texas. Discounts not available in all states or situations.



## My Holiday Open House in Pen Argyl

By Rep. Ann Flood

On Wednesday, I hosted a Holiday Open House event at my district office in Pen Argyl. I was pleased to welcome local elected officials for food and refreshments while discussing ideas to strengthen our community as we look ahead to 2025.

It was both a productive and festive opportunity to connect and collaborate. Thank you to everyone who stopped by and made the event a success!

