

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0258 CP

Issued out of the Court of Common Pleas of Susquehanna County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Sheriff's Office in the Town of Montrose County of Susquehanna, Commonwealth of Pennsylvania on:

TUESDAY, JUNE 09, 2026
AT 9:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate lying, and being in the Township of Clifford, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described as follows;
BEGINNING at a point intersecting the Easterly right-of-way of Mountain Laurel Drive (said point also being 656.0 feet North of the Northwest corner of Lot E-1); thence North 20 degrees 35 minutes East 131.46 feet to a point; arc 40.40 feet (radius 26.07 feet) along said right-of-way to a point; thence, South 70 degrees 38 minutes East 224.08 along said right-of-way to a point; South 66 degrees 24 minutes East 50.52 feet along said right-of-way to a point; thence South 20 degrees 35 minutes West 159.64 feet to a point; thence North 69 degrees 25 minutes West 300.0 feet to the point of BEGINNING.

Said lot identified and reflected on Elkview Heights Subdivision Map as Lot F-11, revised Phase "F" Map.

BEING KNOWN AS: 200 MOUNTAIN LAUREL DRIVE, CLIFFORD TOWNSHIP, PA 18421

PROPERTY ID NUMBER: 248.00-1,052.00.000

BEING THE SAME PREMISES WHICH GAIL A. COSKLO BY DEED DATED 12/16/2022 AND RECORDED 12/20/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202211083, GRANTED AND CONVEYED UNTO WARREN G. LOHR, JR..

Appurtenances: One (1) - 2 story wood framed dwelling with vinyl siding
One (1) - attached wood framed 2 car garage with vinyl siding

PROPERTY ADDRESS: 200 Mountain Laurel Drive, Clifford Township, PA 18421

UPI / TAX PARCEL NUMBER: 248.00-1,052.00,000.

Seized and taken into execution to be sold as the property of WARREN G. LAHR, JR. in suit of PENNYMAC LOAN SERVICES, LLC.

TERMS OF SALE: Full amount of bid plus poundage must be paid on the date of the sale by 4:30 PM or the deed will not be acknowledged.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA (215) 627-1322

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania