

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0311 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, FEBRUARY 24, 2026
AT 9:00 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 and lot of land situate, lying and being in the Township of Auburn, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin corner in the line of a wire fence on the easterly edge of State Highway Route #267, said beginning point being 0.6 mile northerly from the line between Wyoming and Susquehanna Counties; Thence along a new division line through lands now or formerly of Benjamin A. Cole bearing North 85° 13' East One hundred forty and forty-four hundredths (140.44) feet along a wire fence to an iron pin set for a corner;

Thence along said new division line through lands of said Cole bearing South 16° 55' East One hundred sixty-five and eighty-two hundredths (165.82) feet to an iron pin set in the center of a hemlock stump; Thence along said new division line through lands of said Cole bearing South 85° 28' West One hundred thirty-eight and sixty-six hundredths (138.66) feet to an iron pin set in the easterly edge of the right-of-way for State Highway Route #267;

Thence along the easterly edge of said right-of-way bearing North 17° 33' West One hundred sixty-five and fifty-seven hundredths (165.57) feet to the place of beginning. Containing 22,570 square feet.

Subject to easements and rights of way of record or visible upon the ground, and existing restrictions of record.

Also subject to all exceptions, conditions and reservations existing in prior deeds forming the chain of title.

PREMISES BEING 612 State Route 267, Meshoppen, PA 18630

PARCEL# 252.00-1.015.00

BEING the same premises which Zackery Douglas Patton by Deed dated November 29, 2022 and recorded in the Office of Recorder of Deeds of Susquehanna County on December 5, 2022 granted and conveyed unto Zackery Douglas Patton.

Appurtenances: One (1) - single story, wood framed dwelling with white vinyl siding with 2 car garage below, multi colored stone across front and side

One (1) - approximate 24 x 24 wood framed garage, gray in color, 1 car, 2 windows and man door

One (1) - approximate 10 x 15 wood framed green shed

PROPERTY ADDRESS: 612 State Route 267, Meshoppen, PA 18630

UPI / TAX PARCEL NUMBER: 252.00-1,015.00,000.

Seized and taken into execution to be sold as the property of ZACKERY DOUGLAS PATTON in suit of DATA MORTGAGE INC., DBA ESSEX MORTGAGE.

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:
Stern & Eisenberg, PC
Warrington, PA (215) 572-8111

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania