

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-0662 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, JANUARY 27, 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 LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SILVER LAKE, COUNTY OF SUSQUEHANNA, AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD 803; SAID POINT OF BEGINNING BEING ON THE COMMON BOUNDARY LINE OF LANDS NOW OR FORMERLY OF DLITS AND FOSTER AND BEING THE MOST NORTHWESTERLY CORNER OF LANDS HEREIN DESCRIBED. THENCE ALONG THE CENTER OF TOWNSHIP ROAD 803, NORTH EIGHTY-FIVE (85) DEGREES, THIRTY-SEVEN (37) MINUTES, ZERO (00) SECONDS EAST, EIGHT HUNDRED TWENTY AND THIRTY NINE HUNDREDTHS (820.39) FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF MCPHERSON. THENCE LEAVING THE CENTER OF TOWNSHIP ROAD 803' AND ALONG LANDS NOW OR FORMERLY OF MCPHERSON THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. SOUTH EIGHT (08) DEGREES, FORTY (40) MINUTES, ZERO (00) SECONDS WEST, TWO HUNDRED FORTY FIVE AND EIGHTEEN HUNDREDTHS FEET TO AN IRON PIN SET; 2. SOUTH NINE (09) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS WEST, TWO HUNDRED EIGHT AND ZERO HUNDREDTHS (208.00) FEET TO AN IRON PIN SET; 3. SOUTH SIXTEEN (16) DEGREES, THIRTY (30) MINUTES, ZERO (00) SECONDS WEST, TWO HUNDRED FIFTY EIGHT AND ZERO HUNDREDTHS (258.00) FEET TO AN IRON PIN SET; 4. SOUTH SEVENTY SIX (76) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS EAST, SIXTEEN AND ZERO HUNDREDTHS (16.00) FEET TO AN IRON PIN SET; 5. SOUTH FOURTEEN (14) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS WEST, TWO HUNDRED TWENTY SIX AND ZERO HUNDREDTHS (226.00) FEET TO AN IRON PIN SET; 6. NORTH EIGHTY FIVE (85) DEGREES, THIRTY (30) MINUTES, ZERO (00) SECONDS EAST, TWO HUNDRED THIRTY SEVEN AND FORTY EIGHT HUNDREDTHS (237.48) FEET TO AN IRON PIN SET ON LINE OF LANDS NOW OR FORMERLY OF SULGER. THENCE ALONG LANDS NOW OR FORMERLY OF SULGER, SOUTH FOUR (04) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS WEST, TWO HUNDRED SEVENTY TWO AND NINETY SIX HUNDREDTHS (272.96) FEET TO IN IRON PIN SET ON LINE OF LANDS NOW OR FORMERLY OF WILKES. THENCE ALONG LANDS NOW OR FORMERLY OF WILKES AND FOLEY, NORTH SEVENTY EIGHT (78) DEGREES, TWENTY EIGHT (28) MINUTES, ZERO (00) SECONDS WEST, NINE HUNDRED SEVENTY THREE AND FORTY SIX HUNDREDTHS (973.46) FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF STORY. THENCE ALONG LENDS NOW OR FORMERLY OF STORY AND DLITS AND ALONG A STONEWALL, NORTH SIX (06) DEGREES, FOURTEEN (14) MINUTES, TWENTY-FOUR (24) SECONDS EAST, NINE HUNDRED TWENTY AND FOURTEEN HUNDREDTHS (920.14) FEET TO THE POINT OF BEGINNING.

CONTAINING: NINETEEN AND THIRTY FIVE HUNDRED (19.35) ACRES OF LAND MORE OR LESS AS SURVEYED BY RONALD J. GRUZESKY, REGISTERED LAND SURVEYOR, MAY, 1990.

SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR VISIBLE ON THE GROUND.

HAZARDOUS WASTE HAS NOT BEEN DISPOSED OF ON THE SUBJECT PREMISES TO THE GRANTORS' ACTUAL KNOWLEDGE.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES FIVE (5.00) ACRES OF LAND, MORE OR LESS, AS CONVEYED BY FRANCIS J. DALTON AND ANNE T. DALTON, HIS WIFE, TO CHRISTOPHER DALTON BY DEED DATED OCTOBER 13, 1992 AND RECORDED NOVEMBER 3, 1992.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES FIVE (5.00) ACRES OF LAND, MORE OR LESS, BOUND AND DESCRIBED AS DESCRIBED AS FOLLOWS:

ALL THAT PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF SILVER LAKE, COUNTY OF SUSQ. AND STATE OF PENNA., BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROAD NO. 803, AT THE NORTHWEST CORNER HEREOF, BEING A COMMON CORNER WITH LOT NO. 5 AND ALSO BEING NORTH, (84) DEGREES, (46) MINUTES AND (07) SECONDS EAST, TWO-HUNDRED (200.00) FEET ALONG SAID CENTERLINE, FROM A COMMON CORNER OF LOT NO. 5 AND A LOT OF WILLIAM DILTS, AS DESCRIBED IN DEED BOOK NO. 443 AT PAGE 256.

THENCE ALONG SAID CENTERLINE, NORTH, (85) DEGREES, (17) MINUTES AND (16) SECONDS EAST, TWO-HUNDRED (200.00) FEET, TO A POINT IN SAID CENTERLINE, AT A COMMON CORNER WITH REMAINING LANDS OF SAID DALTON.

THENCE LEAVING SAID ROAD AND THROUGH AN IRON PIN SET AT ROADSIDE, SOUTH, (00) DEGREES, (10) MINUTES AND (36) SECONDS EAST, ONE-THOUSAND FORTY-FOUR AND FIFTY-FIVE HUNDREDTHS (1044.55) FEET, TO AN IRON PIN SET IN A STONEWALL, ON LINE OF LANDS OF DONALD FOLEY, AS DESCRIBED IN DEED BOOK 380 AT PAGE 922.

THENCE ALONG SAID LINE, NORTH, (79) DEGREES, (21) MINUTES AND (29) SECONDS WEST, TWO-HUNDRED AND THIRTY-FOUR (234.00) FEET, TO AN IRON PIN SET ON SAID LINE AND AT A COMMON CORNER WITH LOT NO. 5. THENCE ALONG SAID LOT, NORTH, (01) DEGREE, (35) MINUTES AND (43)

SECONDS EAST, NINE-HUNDRED EIGHTY-FIVE AND TWENTY-NINE HUNDREDTHS (985.29) FEET, THROUGH AN IRON PIN SET AT ROADSIDE, TO THE CENTERLINE OF SAID ROAD AND THE POINT OR PLACE OF BEGINNING, CONTAINING FIVE (5.00) ACRES OF LAND, AS SURVEYED BY JOHN BUTLER, RLS, IN DECEMBER OF 1990.

BEING ALL OF LOT NO. 4, OF A SUBDIVISION OF THAT PREMISES, CONVEYED TO FRANCIS AND ANN DALTON, BY RICHARD P. AND JUDITH A. FOSTER, ON JUNE 29, 1990 AND RECORDED IN DEED BOOK 469 AT PAGE 602.

THIS PARCEL SUBJECT TO ANY AND ALL RIGHT-OF-WAY'S, EASEMENTS OR AGREEMENTS, THAT MAY BE OVER AND ACROSS, OR UNDER THE SAME, WHETHER VISIBLE OR INVISIBLE, OR THAT MAY BE OF RECORD FOR SAID PREMISES. THIS PARCEL SUBJECT TO AN EASEMENT ON A 75 FOOT WIDE BY 80 FOOT DEEP PARCEL OF LAND, OUT OF THE IMMEDIATE NORTHWESTERLY CORNER OF SAID LOT, FOR THE USE OF A COMBINED SEWAGE SYSTEM, TOGETHER WITH LOT NO. 5 OF FRANCIS DALTON, WHICH LIES IMMEDIATELY TO THE WEST OF LOT NO. 4.

BEING KNOWN AS: 496 BRITTON ROAD, BRACKNEY, PA 18812

PROPERTY ID NUMBER: 026.00-1,042.00,000

BEING THE SAME PREMISES WHICH JOHN E. McNAMARA BY DEED DATED 3/20/2015 AND RECORDED 3/26/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN PAGE INSTRUMENT #201503018, GRANTED AND CONVEYED UNTO JONATHAN R. WINANS.

Appurtenances: One (1) - wood frame wood sided dwelling 1 2/3 story

One (1) - wood frame wood sided 1 2/3 story 2 car garage

PROPERTY ADDRESS: 496 Britton Road, Brackney, PA 18812

UPI / TAX PARCEL NUMBER: 026.00-1,042.00,000.

Seized and taken into execution to be sold as the property of JONATHAN R. WINANS in suit of NATIONSTAR MORTGAGE LLC.

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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**