

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-0538 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, APRIL 14, 2026**  
**AT 10:00 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.

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ALL THAT CERTAIN tract or parcel of land situate in the Township of Harford, County of Susquehanna, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the road leading to Harford Grist Mill; thence along the center of the said road South 34 1/4 degrees, East, two rods and fourteen links; thence South 65 degrees West, seven rods; thence North 50 1/2 degrees West, three rods and nine links to corner of lands now or formerly of the S.B. Guile Estate; thence North 71 1/2 degrees East, six rods and eighteen links to the place of beginning.

Tax Map No.: 167.09-1,037.00

Being the same premises which Sidney Matthew Borne and Megan M. Borne, his wife, as tenants by the entireties, by Deed dated 02/15/2023 and recorded 02/16/2023, in the Office of the Recorder of Deeds in and for the County of Susquehanna, in Deed Instrument No. 202301207, granted and conveyed 1mto David Vest and Melissa Vest, his wife, and Bruce Spears, as joint tenants with right of survivorship.

AND the said David Vest has departed this life on or about 4/18/2023, thereby vesting title of the mortgaged premises onto Melissa Vest, and Bruce Sears A/K/A Bruce Spears.

Tax Parcel: 167.09-1,037.00 aka 167.09-1-037.00-000

Premises Being: 30 Decker Court, Harford, PA 18823

Appurtenances: One (1) - 2 story wood framed dwelling with white aluminum siding

PROPERTY ADDRESS: 30 Decker Court, Harford, PA 18823

UPI / TAX PARCEL NUMBER: 167.09-1,037.00,000.

Seized and taken into execution to be sold as the property of BRUCE SEARS A/K/A BRUCE SPEARS, MELISSA VEST AND BRUCE SEARS AKA BRUCE SPEARS & MELISSA VEST in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEEN LOANS, 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:

Brock & Scott, PLLC  
King of Prussia, PA (844) 856-6646

**JOHN V OLIVER, Sheriff**  
**SUSQUEHANNA COUNTY, Pennsylvania**