

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-1034 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, OCTOBER 28, 2025
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 of lot of land situate, lying and being in the Township of Liberty, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the macadam road leading from Lawsville to Summersville (LR57075), said point being Eight Hundred thirty-one (831) feet Easterly, measured along the center of said road from the intersection of center line of Township Road No. 735; thence through lands of Grantors herein the following three (3) courses and distances South Eighty-six (86) degrees Fifteen (15) minutes East Three hundred thirteen and six tenths (313.5) feet to telephone pole, thence South Eleven (11) degrees Twenty-five (25) minutes East One hundred twenty-one and five-tenths (121.5) feet to post corner; thence South Sixty-One (61) degrees Fifty (50) minutes West Two hundred twenty-nine (229) feet to the center of said road; thence along the center of same North Twenty (20) degrees West One hundred thirty and two-tenths (130.2) feet and North Thirty-five degrees Fifty (50) minutes West One hundred fifty-four and six tenths (154.6) feet to the place of beginning.

CONTAINING one and nine-hundredths (1.09) acres of land more or less.

BEING KNOWN AS: 2526 FRANKLIN HILL ROAD, HALLSTEAD, PA 18822

PROPERTY ID NUMBER: 068.00-1.026.00,000

BEING THE SAME PREMISES WHICH CORINNE PERKINS, NIKIA CORINNE BROOKER AND ALBERT C. BROOKER, HER HUSBAND BY DEED DATED 8/25/1998 AND RECORDED 9/17/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 991, GRANTED AND CONVEYED UNTO LESLIE A. SNYDER, SINGLE AND CARL GELATT, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

PROPERTY ADDRESS: 2526 Franklin Hill Road, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 068.00-1,026.00,000.

Seized and taken into execution to be sold as the property of CARL GELATT AND LESLIE A. SNYDER in suit of U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1998-8.

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