

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0565

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, MAY 26, 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 or parcel of land lying, situated and being in the Township of Herrick, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the western boundary of Legislative Road 296 and Pennsylvania Route 171, said point being the northeastern corner of the parcel herein described and being on the boundary line of premises now or formerly owned by F.J. Renner; thence along said road south two (2) degrees fifty (50) minutes east two hundred thirty (230) feet to an iron pin for a corner; thence north fifty one (51) degrees fifty six (56) minutes west six hundred seventeen and ninety two hundredths (617.92) feet along other lands of John A. Glatz and Mary Jean Glatz, his wife, to an iron pin for a corner on the eastern boundary of Township Road T-728; thence along said township road north six (6) degrees twenty two (22) minutes east two hundred sixty-nine and forty nine hundredths (269.49) feet to an iron pin for a corner; thence south forty seven (47) degrees east six hundred ten and eighteen hundredths (610.18) feet to the point and place of beginning, to the same more or less.

BEING the same premises conveyed to Honesdale National Bank by Deed dated April 1, 2017, and recorded in Susquehanna County at Instrument No. 2017-03348. Honesdale National Bank is also and more correctly known as The Honesdale National Bank.

ALSO CONVEYING to the Grantees, their heirs and assigns, all right, title and interest in and to all coal, oil, minerals and gas rights (which shall mean, but not be limited to helium, carbon dioxide., all other commercial gas, as well as all hydrocarbon gases such as natural gas, methane gas, casing head gas, hydrogen sulfide gas, coalbed methane gas, gob gas, Marcellus Shale gas, and all natural gas originating, produced, or emitted from coal formations or seams and any related, associated or adjacent rock material), liquid hydrocarbons, all gases and the respective constituents thereof and any other subsurface substances however described ("Subsurface Rights"), underlying the above-described premises herein being conveyed, including, the right to receive all rents, royalties, or other income derived, in any manner, from the Subsurface Rights.

PRODUCTION ROYALTIES SHALL NOT BE APPORTIONED, notwithstanding the holding of the Supreme Court of Pennsylvania in *Wette11gel v. Gormley*, 184 Pa. 354, 39 A. 51 (Pa. 1898).

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY HEREIN CONVEYED BY THE GRANTOR OR TO THE GRANTOR'S ACTUAL KNOWLEDGE.

PIN: 172.00-2, 016.00,000

Appurtenances:(1) One Double Wide Red/White Trailer

PROPERTY ADDRESS: 78 BENNETT ROAD, UNIONDALE, PA 18470

Seized and taken into execution to be sold as the property of BRAD T. SNYDER & RANE SNYDER, BRAD T SNYDER, BRADLEY T. SNYDER AND RANE SNYDER in suit of THE HONESDALE NATIONAL BANK.

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:
Bresset & Santora, LLC
Honesdale, PA (570) 253-5953

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania