SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-699 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, NOVEMBER 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 or parcel of land situate, lying and being in the Village of Springville, County of Susquehanna and State of Pennsylvania, butted, bounded and described as follows:

BEGINNING in the center of road leading from Springville to Kasson Comers, it being the southeast corner hereof, also corner of William Stevens land; thence by said land, North seventeen degrees east twelve and four-tenths rods to a post, a corner of Ira Strickland's, thence by said land North sixty seven degrees west nine and. one-half rods to corner of land of Mrs. Mary Gavitt; thence by said land South eighteen degrees West eleven and one-half rods to center of aforementioned road; thence in center of same road South sixty six degrees east nine and one-half rods to place of beginning.

CONTAINING: One hundred and thirteen perches of land be the same more or less.

BEING a portion of the same premises conveyed to John J. Gazzillo, Jr. and Kimberly Gazzillo, his wife, by Priscilla M. Carey, by deed dated October 5, 2004, and recorded in Susquehanna County Deed Book Instrument number 200410021.

Under and subject to the rights of way of any public highway or public utility which may be over and across the same.

EXCEPTING and RESERVING to the Grantors, 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 ("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 and right of reverter. Additionally, Grantors except and reserve onto themselves, their heirs and assigns, and their agents, workmen, employees, independent contractors, and lessees, the right of ingress, egress and regress over and across the lands of the subject premises for the purpose of exploring for and extracting the Subsurface Rights. Further, Grantors, for themselves, their heirs and assigns, except and reserve all their right, title and interest in and to a certain oil and gas lease now encumbering the above-described premises herein being conveyed and all oil and gas leases that may encumber the said premises in the future, unless otherwise assigned by them.

To the best information and belief of the Grantor herein, the within described premises has never been used, nor is it presently being used, for disposal of any hazardous waste.

Address: 12067 SR 3004, in Springville, Susquehanna County, Pennsylvania; Parcel No. 218.03-01, 024.00.

APPURTENANCES: 1(ONE)-1.5 STORY WOOD FRAMED DWELLING WITH VINYL SIDING

PROPERTY ADDRESS: 12067 State Route 3004, Springville, PA 18844

UPI / TAX PARCEL NUMBER: 218.03-01,024.00

Seized and taken into execution to be sold as the property of ZOEY SALSMAN, KNOWN HEIR OF MARK C. SALSMAN, DECEASED; SARAH SALSMAN, KNOWN HEIR OF MARK C. SALSMAN, DECEASED; AMANDA S. SALSMAN, KNOWN HEIR OF MARK C. SALSMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK C. SALSMAN, DECEASED, A.K.A. MARK SALSMAN AND AMANDA S. SALSMAN KNOWN HEIR OF MARK C. SALSMAN, DECEASED in suit of NAOMI C. ROOT.

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:
Raymond W. Ferrario, PC Attorney at Law
Scranton, PA

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.