

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4477/2025

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**FRIDAY, DECEMBER 05, 2025**  
**AT 10:30 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.

---

By Virtue of a Writ of Execution Issued by: GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1

To: NO. 202504477

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the City of Nanticoke, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the intersection of the easterly right of way line of Lincoln Avenue (if extended) and the northerly right of way line of Field Street;

Thence along the easterly right of way line of Lincoln Avenue (if extended) North 17° 17' West, 140 feet to a point;

Thence along other lands now or formerly of the grantors herein, North 17° 12' East, 80.76 feet to a point;

Thence along same, South 17° 17' East, 140 feet to a point;

Thence along the northerly right of way of Field Street, South 71° 12' West, 80.76 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED In Richard S. Snyder, now deceased and Johanna N. Snyder, now deceased, Trustees of the Snyder Family Trust, Dated August 10, 1999 deeded by Richard S. Snyder and Johanna N. Snyder, husband and wife Dated: August 10, 1999 Recorded: October 20, 1999 Bk/Pg #:2696/938.

PROPERTY BEING KNOWN AS: 1045 Lincoln Avenue

Nanticoke, PA 18634

Being PIN #: J7SE4 B12 L1B

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Gregory Snyder aka Gregory G. Snyder, Solely in his Capacity as Co-Trustee of the Snyder Family Trust, Dated August 10, 1999, Ronald Snyder aka Ronald G. Snyder, Solely in his Capacity as Co-Trustee of the Snyder Family Trust, Dated August 10, 1999 and Richard S. Snyder Jr, Solely in his Capacity as Co-Trustee of the Snyder Family Trust, Dated August 10, 1999

PROPERTY ADDRESS: 1045 LINCOLN AVE, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: J7SE4 B12 L1B

Seized and taken into execution to be sold as the property of SNYDER, GREGORY AKA GREGORY G SNYDER, SOLELY IN HIS CAPACITY AS CO-TRUSTEE OF THE SNYDER FAMILY TRUST, DATED AUGUST 10, 1999, SNYDER, RONALD AKA RONALD G SNYDER, SOLELY IN HIS CAPACITY AS CO-TRUSTEE OF THE SNYDER FAMILY TRUST, DATED AUGUST 10, 1999 AND SNYDER, RICHARD S JR, SOLELY IN HIS CAPACITY AS CO-TRUSTEE OF THE SNYDER FAMILY TRUST, DATED AUGUST 10, 1999 in suit of GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1.

---

Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania