

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9953/2024

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, APRIL 04, 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 Writ of Execution issued by Plaintiff, Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee

To Case Number: 202409953

ALL THAT CERTAIN piece or parcel of land situated in Dorrance Township, Luzerne County, Pennsylvania bounded and described as follows:

BEGINNING at an iron pin set on the Eastern right of way line of Luzerne County Road #23 (also known as Blythburn Road) and on a course of S 3° 44' 00" W, 85.66 feet from the Southwest corner of other lands of Arthur and Darleen M. Cragle (D.B. 2636, p. 116).

THENCE from said point of beginning, through lands of the Grantors herein the following four courses and distances:

1. S 85° 09' 40" E, 238.42 feet to an iron pin set.
2. S 6° 22' 50" W, 170.00 feet to an iron pin set.
3. S 23° 53' 30" W, 212.24 feet to an iron pin set.
4. S 44° 09' 20" W, 200.00 feet to an iron pin set on the Eastern right of way line of Luzerne County Road #23 (also known as Blythburn Road).

THENCE along the Eastern right of way line of Luzerne County Road #23 (also known as Blythburn Road) the following two courses and distances:

1. N 5° 42' 00" W, 168.99 feet to a corner.
2. N 3° 44' 00" E, 359.21 feet to the point of beginning.

CONTAINING 2.08 acres of land, more or less.

BEING a portion of the same premises conveyed to Arthur Cragle by deed of Luther G. Cragle and Arthur Cragle, dated July 23, 2001 and recorded in Luzerne County Deed Book Volume 3001 page 144337, et seq.

BEING THE SAME PREMISES which Arthur Cragle by Deed dated August 30, 2002 and recorded on September 4, 2002, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3002 at Page 215642, as Instrument No. 5461522, granted and conveyed unto Edward C. Snyder, Jr. and Mary Beth Snyder, husband and wife. Property being known as 860 Blythburn Road, Mountain Top, PA 18707

Being Luzerne County Parcel Identification Number 12-L8 -00A-14F-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Edward C. Snyder, Jr. and Mary Beth Snyder.

PROPERTY ADDRESS: 860 BLYTHBURN RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 12-L8 -00A-14F-000

Seized and taken into execution to be sold as the property of EDWARD C SNYDER, JR AND MARY BETH SNYDER in suit of TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

**Attorney for the Plaintiff:**  
HLADIK ONORATO & FEDERMAN  
NORTH WALES, PA 215-855-9521

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