

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8091/2024

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:

THURSDAY, JUNE 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.

ALL THAT CERTAIN lot or parcel of land situate in the Township of Hazle, County of Luzerne and Commonwealth of Pennsylvania, being the Lot shown as Lot No. 9, on a certain plan marked "Jeddo-Highland Coal Co., Plot of South Middletown, Luzerne County, PA", entered of record in the Office of the Recorder of Deeds of Luzerne County, PA, in Map Book No. 5, at pages 79 ³/₄, to which reference is hereby made, the said lot being more particularly described as follows:

BEGINNING at a point on the North side of South Street, said point being the Southeast corner of Lot No. 9 and the Southwest corner of Lot No. 10;

THENCE North eighty-one degrees fourteen minutes West along the North side of South Street, forty and no one-hundredths feet to a point, said point being the Southeast corner of Lot No. 8;

THENCE North eight degrees fifty-two minutes East along the dividing line between Lots Nos. 8 and 9, one hundred fifty-six and thirty-two one hundredths feet to a point on the South side of a certain alley, said point being the Northeast corner of Lot No. 8;

THENCE following the South side of said alley South sixty-six degrees forty-six minutes East, forty-one and thirty-one one hundredths feet to a point, said point being the Northwest corner of Lot No. 10;

THENCE South eight degrees fifty-two minutes West along the dividing line between Lots Nos. 9 and 10, one hundred forty-six and no one hundredths feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Andrew Robert Yevak and Catherine Marie Yevak, husband and wife by Deed dated February 25, 2004 and recorded on March 23, 2004, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3004 at Page 62245, as Instrument No. 20045566540, granted and conveyed unto Charles L. Snyder and Randi S. Snyder, husband and wife.

Improvements thereon consist of a Residential Dwelling

PROPERTY ADDRESS: 41 S MIDDLETOWN RD, FKA 9 SOUTH MIDDLETOWN RD, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 26-S9S4 -004-009-000

Seized and taken into execution to be sold as the property of CHARLES L SNYDER AND RANDI S SNYDER in suit of TOWD POINT MORTGAGE TRUST 2020-2, 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