SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2387/2026

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 04, 2026
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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT

BEGINNING AT A POINT IN THE SOUTHEASTERLY SIDELINE OF A 50 FOOT WIDE OVAL DRIVE IN THE DIVIDING LINE BETWEEN LOTS NUMBER 41-A AND 42-A OF THE LAKEWAY MANOR PLOT OF LOTS HERE IN AFTER REFERRED TO

THENCE FROM SAID POINT AND ALONG SAID SIDELINE, NORTH 20 DEGREES 00 MINUTES EAST, ONE HUNDRED FIVE (105.00) FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOTS NOS. 40- A AND 41-A;

THENCE FROM SAID POINT AND ALONG SAID DIVIDING LINE, SOUTH 74 DEGREES 08 MINUTES EAST (S 7 4 ° 08' E), THREE HUNDRED FORTY-SIX AND TWENTY-ONE ONE-HUNDREDTHS (346. 21) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF BERNARD C. BANKS;

THENCE FROM SAID POINT AND ALONG SAID BANKS LAND, SOUTH 26 DEGREES 55 MINUTES EAST (S 26° 55' E), TWENTY-SIX AND FIFTY-FIVE ONE-HUNDREDTHS (26.55) FEET TO A POINT IN LJNE OF LANDS NOW OR FORMERLY OF JOHN YALICK;

THENCE FROM SAID POINT AND ALONG SAID YALICK LANDS, SOUTH 63 DEGREES 05 MINUTES WEST (S 63° 05' W), SEVENTY-SIX AND FIFTY-THREE ONE-HUNDREDTHS (76.53) FEET TO A POINT IN THE AFORESAID DIVIDING LINE BETWEEN LOTS NOS. 41-A AND 42-A;

THENCE FROM SAID POINT AND ALONG SAID DIVIDING LINE, NORTH 79 DEGREES 26 MINUTES WEST (N 79° 26' W), THREE HUNDRED THIRTY-THREE AND THIRTY-SIX ONE-HUNDREDTHS (333.36) FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING A TOTAL AREA OF 0.69 ACRES BE THE SAME MORE OR LESS

BEING ALL OF LOT 41 A OF THE LAKEWAY MANOR PLOT OF LOTS ON THE MAP OF FRANK SHEVOCK P.E DATED NOVEMBER 25, 1960 AND RECORDED IN LUZERNE COUNTY RECORDER OF DEEDS MAP BOOK 14 PAGE 80.

Property Address: 73 Oval Drive, L41-A, Dallas, PA 18612

Parcel ID: D7S5 004 003

Title is vested in DONALD D. SNYDER by deed from JOHN T. SNYDER JR WIDOWER dated 03-29-2001 and recorded on 03-29-2001 in the Luzerne County Clerk's/Register's Office as Book 3001, Page 45112.

PROPERTY ADDRESS: 73 OVAL DR, L41-A, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: D7S5 004 003

Seized and taken into execution to be sold as the property of DONALD D SNYDER AND THE UNITED STATES OF AMERICA in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.