

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-149

Issued out of the Court of Common Pleas of Elk County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Elk County Courthouse in the Borough of Ridgway, County of Elk, Commonwealth of Pennsylvania. Bids will be accepted online at Bid4assets.com from 1:00 PM □ 3:00 PM. Registration and terms and conditions of sale can be accessed on the Bid4assets website.

THURSDAY, OCTOBER 15, 2026
AT 1:00 O'CLOCK P.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 parcel or piece of lands known as Meraglia Parcel of the Dawn A. Foust and Vanessa L. Mirtich Retracement Survey, being located approximately 298 feet North of the intersection of Pennsylvania State Route SR-255, also known as Bennetts Valley Highway and Township Road T-649 also known as Gardner Hill Road, in Jay Township, Elk County, Commonwealth of Pennsylvania and being more particularly described as follows:

BEGINNING at a 3/4 inch rebar set, said 3/4 inch rebar being the South 37 Degrees 20 Minutes 43 Seconds West a distance of 57.22 feet from a 1 1/4 inch pin found being the Southeast corner of Douglas P. and Bernadine M. Micale as conveyed in Deed Book 469 Page 1057, said 3/4 inch rebar being set inside an existing driveway and also being the Northeast corner of the parcel herein described:

Thence through the lands of Dawn A. Foust and Vanessa L. Mirtich the following courses and distances:

1. South 03 Degrees 56 Minutes 43 Seconds East for a distance of 100.00 feet, to a 3/4 inch rebar set;
2. Thence North 76 Degrees 57 Minutes 28 Seconds West for a distance of 100.94 feet, to a 3/4 inch rebar set;
3. Thence North 03 Degrees 23 Minutes 07 Seconds West for a distance of 100.00 feet, to a 3/4 inch rebar set;
4. Thence South 76 Degrees 47 Minutes 49 Seconds East for a distance of 100.00 feet, to a 3/4 inch rebar set and the place of beginning.

CONTAINING: 9,618.8 square feet or 0.221 acre and known as Meraglia Parcel, of the Dawn A. Foust and Vanessa L. Mirtich Retracement Survey, as shown on a plat map prepared by Curry & Associates dated January 11, 2017. Bearing based on PA Grid North.

GRANTING a right-of-way for the rights of ingress, egress and regress over, through and upon the lands of Dawn A. Foust and Vanessa L. Mirtich for access to the lands of Roger and Helen Meraglia, Douglas P. and Bernadine M. Micale and Stephen C. and Paula A. Sorg and being more particularly described as follows:

BEGINNING at a 3/4 inch rebar set, said 3/4 inch rebar being the Southernmost corner of Charles R. and Elaine B. Brouse as conveyed in Deed Book 215 Page 828 and being on the Western right-of-way line of Bennetts Valley Highway, said 3/4 inch rebar also being the Southeast corner of the parcel herein described;

Thence South 25 Degrees 13 Minutes 47 Seconds West for a distance of 83.44 feet, along the said Western right-of-way line of Bennetts Valley Highway to a point;

Thence North 06 Degrees 03 Minutes 04 Seconds West for a distance of 107.59 feet, through the lands of the grantors to a 3/4 inch rebar set, said 3/4 inch rebar being the Southeast corner of the lands of Roger (deceased) and Helen Meraglia;

Thence along the lands of Roger (deceased) and Helen Meraglia the following courses and distances:

1. North 03 Degrees 56 Minutes 43 Seconds West for a distance of 90.00 feet, to a 3/4 inch rebar set, said 3/4 inch rebar being the Northeast corner of the Meraglia parcel;
2. Thence North 40 Degrees 22 Minutes 16 Seconds West for a distance of 16.10 feet, through the lot of Meraglia to a point;
3. Thence North 76 Degrees 47 Minutes 49 Seconds West for a distance of 90.00 feet, to a 3/4 inch rebar set, said 3/4 inch rebar being the Northwest corner of the Meraglia parcel;

Thence North 76 Degrees 47 Minutes 49 Seconds West for a distance of 44.18 feet, through the lands of the Grantors to a point;

Thence North 01 Degrees 40 Minutes 31 Seconds East for a distance of 305.41 feet, continuing through the lands the Grantors to a point;

Thence South 88 Degrees 19 Minutes 29 Seconds East for a distance of 25.06 feet, still through the lands of the Grantors to a point, said point being on the Western line of the lands of Stephen C. and Paula A. Sorg as conveyed in Deed Book 188 Page 667;

Thence South 01 Degrees 41 Minutes 14 Seconds West for a distance of 289.53 feet, along the said lands of Sorg and also along the lands of Douglas P. and Bernadine M. Micale as conveyed in Deed Book 469 Page 1057 to a 1 inch pin found, said 1 inch pin being the Southwest corner of the said Micale lands;

Thence South 89 Degrees 00 Minutes 37 Seconds East for a distance of 149.65 feet, along the Southern line of the Micale lands to a 1 1/4 inch pin found, said 1 1/4 inch pin being on the Western line of the lands of Charles R. and Elaine B. Brouse as conveyed in Deed Book 215 Page 828;

Thence South 06 Degrees 09 Minutes 41 Seconds East for a distance of 177.78 feet, along the lands of Brouse to a point on the Western right-of-way line of Bennetts Valley Highway and the place of beginning .

CONTAINING: 20,438.7 square feet or 0.469 acres and known as Right-of-Way of the Dawn A. Foust and Vanessa L. Mirtich Retracement Survey, as shown on a plat map prepared by Curry & Associates dated January 11, 2017. Bearing based on PA Grid North.

Being the same premises which Helen Meraglia, widow, by her Attorney-in-Fact, Virginia Bulousky, by Deed dated 05/03/2022 and recorded 05/09/2022, in the Office of the Recorder of Deeds in and for the County of Elk, in Deed Instrument No. 2022-001273, granted and conveyed unto Cameron Snyder, in fee.

Tax Parcel: 06203243984 A/K/A 06-20-324-3984/007742 A/K/A 06-20-324-3984

Premises Being: 27 Sunflower Road, Weedville, PA 15868

JUDGMENT: \$70,135.94

PROPERTY ADDRESS: 27 SUNFLOWER ROAD, WEEDVILLE, PA 15868

UPI / TAX PARCEL NUMBER: 06-20-324-3984

Seized and taken into execution to be sold as the property of CAMERON SNYDER in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

If the Reserve Price is met, the highest bidder shall be awarded the purchase. The purchaser (Winning bidder) is responsible for paying 10% (Ten percent) of the purchase price for each property by close of the next business day of the auction, plus a buyer's premium of 1.5% (One and one-half percent) of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% (Ninety percent) of the purchase price for each property purchased by 3:30 P.M. EST on the 5th (Fifth) business day following the auction date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 4:00 P.M. EST.