

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-869 CP

Issued out of the Court of Common Pleas of Susquehanna County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Sheriff's Office in the Town of Montrose County of Susquehanna, Commonwealth of Pennsylvania on:

AT 11:00 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, lying and being in the Township of Gibson, County of Susquehanna, Commonwealth of Pennsylvania, and being more fully described as follows:

BEGINNING at the point of intersection of the centerline of SR 2073 (a/k/a LR 57046), SR 2071 (a/k/a LR 57129) and TR 477. Said point being the southerly comer of lands herein described.

THENCE, leaving the point of intersection and along the centerline of TR 477, North sixty-eight degrees nineteen minutes West (N 68 deg. 19 min. W.) a distance of one hundred seventy-two and no hundredths feet (172.00 ft.) to a point.

AND, North sixty-seven degrees thirty-four minutes West (N 67 deg. 34 min. W.) a distance of two hundred fourteen and no hundredths feet (214.00 ft.) to a corner of lands n/f of Theodore Kazmierczak (D.B. 536 - P. 330).

THENCE, leaving the centerline of TR 477 and along the line of lands of said Theodore Kazmierczak, North twenty-five degrees fifty-one minutes East (N 25 deg. 51 min. E.) a distance of four hundred ninety-two and nine hundredths feet (492.09 ft.) to a corner;

AND, south sixty-seven degrees thirty-three minutes thirty seconds East (S 67 deg. 33 min. 30 sec. E), a distance of three hundred eighty-eight and twenty-one hundredths feet (388.21 ft.) to a point on the first mentioned centerline of SR 2073.

THENCE along the said centerline of a SR 2073, South twenty-five degrees forty-five minutes West (S 25 deg. 45 min. W.) a distance of two hundred, fifty-four and thirty hundredths feet (254.30 ft.) to a point;

AND, South twenty-six degrees thirty-two minutes West (S 26 deg. 52 min. W) a distance of two hundred thirty-five and seventy hundredths feet (233.70 ft.) to the place or point of beginning.

CONTAINING four and thirty-seven hundredths acres of land, more or less (4.37 Acs. +/-) including road right-of-way.

THE ABOVE DESCRIBED PARCEL IS ALSO DESCRIBED BY A MORE RECENT SURVEY PREPARED BY FRANK H. GARDNER, P.L.S., AND DESCRIBED AS FOLLOWS:

ALL that certain piece or parcel of land, situate, lying and being in the Township of Gibson, County of Susquehanna, Commonwealth of Pennsylvania, and being more fully described as follows:

BEGINNING at the point of intersection of the centerlines of SR 2073 (a/k/a LR 57046), SR 2071 (a/k/a 57129), and TR 477 (a/k/a Payne Road). Said point being the Southerly corner of lands, Herein described.

THENCE, leaving the point of intersection and along the centerline of TR 477, North sixty-seven degrees Fifty-three minutes West (N 67 deg. 53' W.) a distance of three hundred eighty-six and no hundredths feet (386.0') to the southerly corner of Lot 2.

THENCE, leaving the centerline of TR 477 and along the line of Lot 2, North twenty-six degrees nine minutes East (N 26 deg. 09 E.) a distance of four hundred ninety-two and nine hundredths feet (492.09') to an iron pin corner;

AND South, sixty-seven degrees thirty-three minutes East (S 67 deg. 33' E) a distance of three hundred eighty-eight and eight hundredths feet (388.08') to a corner of the first mentioned centerline of SR 2073.

THENCE, along the centerline of SR 2073, South twenty-six degrees seven minutes West (S 26 deg. 07' W) a distance of two hundred fifty-four and thirty-one hundredths feet (254.31) to a point;

AND, South twenty-six degrees forty-four minutes West (S 26 deg 44' W) a distance of two hundred thirty-five and seventy hundredths feet (235.70') to the point of beginning.

CONTAINING: Four and thirty-six hundredths acres of land, more or less (4.36 Acs. +/-) including road right-of-way.

BEING the southerly portion of the FIRST PIECE of lands conveyed from Theodore Kazmierczak (a/k/a Theodore J. Kazmierczak) and Rita Kazmierczak to Rita Kazmierczak by deed dated July 21, 1988, and recorded in Susquehanna County Deed Book 454 Page 988.

ALSO BEING the same premises conveyed by Rita Kazmierczak a/k/a Rita Donovan, Single, to Andrew D. Aylesworth & Karla L. Aylesworth, his Wife, by deed dated October 18, 1999, in Susquehanna County Deed Book 552 Page 758.

GRANTORS also grant and convey to Grantees, their heirs and assigns, all rights, to the oil, natural gas and minerals contained in the land herein conveyed, along with all the rights Grantors may have pursuant to any oil and gas lease currently encumbering said lands.

The parties hereto acknowledge the existence of an Oil & Gas Lease on the subject premises, Grantors herein hereby conveys all and any right, title and interest he may have in said Oil & Gas Lease entered into with Chesapeake Appalachia, L.L.C., at Susquehanna County Instrument Number 200808358, dated April 21, 2008, to Grantees herein, Said conveyance to Grantees includes any and all royalties and/or future interest in the subject matter of the Oil & Gas Lease. Said Oil & Gas Lease was assigned from Chesapeake Appalachia, LLC, to Cabot Oil & Gas Corporation, on December 16, 2008, and recorded at Susquehanna County Instrument Number 200903850.

GRANTORS also grant and convey to Grantees, their heirs and assigns, all rights, to the oil, natural gas and minerals contained in the land herein conveyed.

THIS parcel subject to any and all rights-of-way, easements, and/or agreements, that may be over and across, or under the same, whether visible or invisible, or that may be of record for said premises.

SUBJECT to the same conditions, covenants, exceptions, easements, restrictions and reservations as are contained in former deeds in the chain of title.

THE within conveyed premises are under and subject to the rights-of-way of any and all public highways and public utilities which may be over and across the same.

HAZARDOUS WASTE is not being disposed of, nor has it ever been disposed of on the property conveyed herein by the Grantor or to the Grantor's actual Knowledge.

BEING KNOWN AS: 637 PAYNE ROAD, KINGSLEY, PA 18826

PROPERTY ID NUMBER: 187.00-2,047.00

BEING THE SAME PREMISES WHICH ANDREW D. AYLESWORTH AND KARLA L. AYLESWORTH BY DEED  
DATED 6/6/2014 AND RECORDED 6/6/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN  
INSTRUMENT  
#201407566, GRANTED AND CONVEYED UNTO JEFFREY M. TORRES AND REBECCA TORRES.

Appurtenances: ONE (1) - 1 story wood frame dwelling  
ONE (1) - 25 x 37 wood frame shed  
ONE (1) - 20 x 40 swimming pool  
ONE (1) - 20 x 40 wood frame open shed  
ONE (1) - 10 x 12 wood frame shed

PROPERTY ADDRESS: 637 Payne Road, Kingsley, PA 18826

UPI / TAX PARCEL NUMBER: 187.00-2,047.00,000.

Seized and taken into execution to be sold as the property of REBECCA TORRES AND JEFFREY M. TORRES in suit of FREEDOM MORTGAGE CORPORATION.

TERMS OF SALE: Full amount of bid plus poundage must be paid on the date of the sale by 4:30 PM or the deed will not be acknowledged.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Attorney for the Plaintiff:  
KML Law Group, P.C  
Philadelphia, PA (215) 627-1322

LANCE M. BENEDICT, Sheriff  
SUSQUEHANNA COUNTY, Pennsylvania