

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-0514 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:

**TUESDAY, JANUARY 14, 2025**  
**AT 9:30 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 of parcel of land, situate in the Township of Harford, Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the center of the Stanley road; thence by lands formerly of B. B. Ball, South sixty one (61) degrees West, eight (8) rods and five (5) links to the center of the back street; thence along the back street, North seventeen (17) degrees West, five rods and eighteen and one half (18 1/2) links; thence by the lands of C. M. Gamble North fifty seven (57) degrees East seven rods and seven (7) links to a stake in the center of Stanley road; thence along said road, South thirty seven degrees (37) East four (4) rods and nineteen and one half (19 1/2) links to the place of beginning.

CONTAINING forty eight and one half (48 1/2) rods of land be the same more or less.

BEING the same premises conveyed from Joan Root and Roger C. Root, her husband to Luke A. Thomas and Bridget L. Thomas, his wife by deed dated September 4, 2003 and recorded September 4, 2003 in Susquehanna County as Instrument No. 2011005531.

SUBJECT to an Oil & Gas Lease from Luke A Thomas and Bridget L. Thomas, his wife to Cabot Oil & Gas Corporation, dated February 11, 2010 and recorded on May 12, 2010 in Susquehanna County as Instrument No. 201005531.

SUBJECT to an Assignment, Bill of Sale and Conveyance from Cabot Oil & Gas Corporation to Williams Field Services Company LLC, dated December 21, 2010 and recorded on May 16, 2014 in Susquehanna County as Instrument No. 201406388.

SUBJECT to a Third Amended Declaration of Pooling and Unitization J. Adams Unite No. 2 PA-U-809 dated March 2, 2015 and recorded on March 2, 2017 in Susquehanna County as Instrument No. 201701743.

THE Grantor herein, Luke A. Thomas and Bridget L. Thomas, his wife, grants and conveys to the Grantee, Theodore Petrochko, single, his heirs, and assigns, herein, all right, title and interest in and to all of the oil, gas, shale gas and other minerals (including without limitation, oil, gas, shale gas, hydrocarbons, sulfur, coal, lignite and uranium) in, on and under the property being conveyed, including but not limited to that of reversion, renewal and rights upon termination or forfeiture, in, to and under the property being conveyed, and assign any and all oil and gas leases by Grantors or any and all assignment thereof, together with any and all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil, gas or mineral lease, as well as any existing or future oil and gas leases, to the extent that it relates to the premises herein conveyed.

Parcel ID: 167 09 1 041 00 000

Being known as: 179 Tingley Lake Road, Harford, Pennsylvania 18823.

Title to said premises is vested in Theodore Petrochko by deed from Luke A. Thomas and Bridget L. Thomas, husband and wife, dated November 3, 2017 and recorded November 6, 2017 in Instrument Number 201708870.

Appurtenances: One (1) - 2 story wood framed dwelling with vinyl siding

PROPERTY ADDRESS: 179 Tingley Lake Road, Harford, PA 18823

UPI / TAX PARCEL NUMBER: 167.09-1,041.00,000.

Seized and taken into execution to be sold as the property of THEODORE PETROCHKO in suit of CITIZENS BANK, N.A..

**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.

