

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-360 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, MAY 14, 2024**  
**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 Village of Auburn Center, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest Corner of lot owned now or formerly, by Emma Woodruff and running nearly due West and One hundred sixty-five (165) feet to a corner; South to road, one hundred twenty-two (122) feet East along road One hundred sixty-five feet to a corner; thence, North One hundred forty-two (142) feet to the place of beginning.

CONTAINING Twenty-one thousand seven hundred eighty (21,780) square feet Shared well situate upon this property shall furnish water as provided in agreement recorded to Instrument # 200500892.

BEING THE SAME PREMISES which Pern H. Shaver and Sandra A. Shaver, by Deed dated July 11, 2005 and recorded on July 18, 2005, in the Susquehanna County Recorder of Deeds Office as Instrument No. 200506629, granted and conveyed unto Diana L. Atkinson.

Being Known as 66 Dean Road, Meshoppen, PA 18630

Parcel I.D. No: 233.00-1,016.00,000

PROPERTY ADDRESS: 66 Dean Road, Meshoppen, PA 18630

UPI / TAX PARCEL NUMBER: 233.00-1,016.00,000.

Seized and taken into execution to be sold as the property of DIANA L. ATKINSON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-B.

**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:  
Hladik, Onorato & Federman, LLP  
North Wales, PA (215) 855-9521

**LANCE M. BENEDICT, Sheriff**  
**SUSQUEHANNA COUNTY, Pennsylvania**