

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-321 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, APRIL 09, 2024**  
**AT 9:00 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 pieces, parcel or lot of and situate, lying and being in the Borough of Montrose, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the North side of Post Street, the Southwest corner of lot hereby conveyed and the Southeast corner of lot, formerly owned by William A. Titsworth, formerly William Johnson, eight rods; thence in a Northeasterly direction six rods to said Post Street eight rods to a corner made by Post Street; thence Southwesterly along said Post Street, six rods to the place of beginning.

BEING the same premises which Elwin R. Birchard, widower by Deed dated January 12, 2001, and recorded in the Official Records of Susquehanna County on January 12, 2001 in Deed Book Volume 562, Page 820, as Instrument granted and conveyed unto Shawn C. Henry.

Tax Parcel Number: 124.18-1,025.00,000

Premise Being: 71 Post Street, Montrose, PA 18801

PROPERTY ADDRESS: 71 Post Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 124.18-1,025.00,000.

Seized and taken into execution to be sold as the property of SHAWN C. HENRY in suit of U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES V TRUST.

**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:  
Friedman Vartolo LLP  
Garden City, NY (212) 471-5100

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