

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-365 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, OCTOBER 08, 2024**  
**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.

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ALL THAT CERTAIN tract or parcel of land situate in the Township of Harford, County of Susquehanna and State of Pennsylvania, described as follows to wit:

BEING LOT #5 set forth on maps for Beaver Meadows Subdivision prepared by Packer Associates, Inc.; dated June 17, 1991 and filed October 1, 1991 in the Office for the Recording of Deeds in and for the County of Susquehanna at Montrose, Pennsylvania, in Map File #3024(14-A); #3026(14-C) and #3027(14-D)

BEING TAX ID# 147.00-2,038.12

BEING THE SAME PREMISES WHICH Kevin P. Meehan granted and conveyed unto Barbara D. Diamond on April 26, 2006 recorded in Susquehanna County on May 1, 2006 in Instrument Number 200604236

Being known as: 741 Stearns Road, New Milford, Pennsylvania 18834.

Title to said premises is vested in Barbara D. Diamond by deed from Kevin P. Meehan dated April 26, 2006 and recorded May 1, 2006 in Instrument Number 20604236. The said Barbara D. Diamond died on April 14, 2023 without a will or appointment of an Administrator, thereby vesting title in Jared Diamond, Known Surviving Heir of Barbara D. Diamond and Unknown Surviving Heirs of Barbara D. Diamond by operation of law.

PROPERTY ADDRESS: 741 Stearns Road, New Milford, PA 18834

UPI / TAX PARCEL NUMBER: 147.00-2,038.12,000.

Seized and taken into execution to be sold as the property of JARED DIAMOND, KNOWN SURVIVING HEIR OF BARBARA D. DIAMOND AND UNKNOWN SURVIVING HEIRS OF BARBARA D. DIAMOND in suit of CASCADE FUNDING MORTGAGE TRUST HB11.

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**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:  
McCabe, Weisberg & Conway, LLC  
Philadelphia, PA (215) 790-1010

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