

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00095

Issued out of the Court of Common Pleas of Lycoming County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Commissioner's Board Room, 3rd Floor, 33 West Third Street, Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

**FRIDAY, NOVEMBER 03, 2023  
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.

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ALL THAT CERTAIN PIECE, PARCEL, AND LOT OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF JERSEY SHORE; COUNTY OF LYCOMING, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE (OR IRON PIN) ON THE EAST SIDE OF GLOVER STREET, AT THE SOUTHWEST CORNER OF LOT FORMERLY OWNED BY WARREN E. STUTZMAN, NOW OR FORMERLY OWNED BY FRANK RIGGLE; THENCE, IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY NOW OR FORMERLY OF SAID RIGGLE LOT, A DISTANCE OF ONE HUNDRED EIGHT -FIVE (185) FEET, MORE OR LESS, TO AN ALLEY; THENCE, IN A SOUTHERLY DIRECTION, A DISTANCE OF THIRTY-THREE AND ONE-HALF (33½) FEET ALONG THE WESTERN SIDE OF SAID ALLEY; THENCE, IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF LOT NOW OR FORMERLY OWNED BY J. H. RORABAUGH, A DISTANCE OF ONE HUNDRED EIGHTY-FIVE (185) FEET, MORE OR LESS, TO THE EASTERN LINE OF GLOVER STREET; THENCE, IN A NORTHERLY DIRECTION, A DISTANCE OF THIRTY-THREE AND ONE-HALF (33½) FEET ALONG THE EASTERN LINE OF SAID GLOVER STREET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Nancie J. English, Administratrix of the Estate of Richard L. English, deceased, William C. English and Sandra K. English, a married couple, and Robert L. English, single by Deed dated August 3, 2018 and recorded in the Office of the Recorder of Deeds of Lycoming County on August 9, 2018 in Deed Book Volume 9167 , Page 1338 , Instrument Number 201800009583 granted and conveyed unto Kirk D. Miller.

BEING known as 307 Glover Street, Jersey Shore, Pennsylvania 17740

PARCEL # 21 004 801

PROPERTY ADDRESS: 307 GLOVER STREET, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 21-004-801

Seized and taken into execution to be sold as the property of KIRK D MILLER in suit of PENNYMAC LOAN SERVICES LLC.

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**TERMS OF SALE:** 25% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, R. Mark Lusk, Sheriff of Lycoming County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 48 West Third Street Williamsport PA 17701. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

**Attorney for the Plaintiff:**  
POWERS KIRN, LLC  
TREVOSSE, PA 215-942-2090

**R. MARK LUSK, Sheriff**  
**LYCOMING COUNTY, Pennsylvania**