

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-01279

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 07, 2025  
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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PROPERTY ADDRESSES: 244 Church Street, South Williamsport, PA 17702

UPI/TAX PARCEL NUMBER(S): 51-001-506

DOCKET NUMBER: 24-01279

ALL that certain piece, parcel or lot of land situate in the First Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of Church Street and a twenty (20) foot alley running East and West; thence along the West line of Church Street in a Southerly direction, fifty-three (53) feet to a point on the North line of land now or formerly of Dominick Mazzante; thence along same and in a Westerly direction, eighty-five and eight tenths (85.8) feet to an iron pipe on the East line of land now or formerly of the Weigel Estate; thence along same and in a Northerly direction fifty-three (53) feet to an iron pipe in the South line of a twenty (20) foot alley; thence along same [twenty (20) foot alley] and in an Easterly direction eighty-five and eight tenths (85.8) feet to a point in the West line of the aforesaid Church Street or the place of beginning.

BEING the same premises granted and conveyed to Robert B. Boob, Jr., single, by Deed of Rober E. Broadhurst and Cindy P. Broadhurst, a married couple, dated March 14, 2022, and recorded March 24, 2022, in Lycoming County, Pennsylvania, in Record Book 9277, Page 900.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 51-001-506 in the office of the Lycoming County Tax Assessor and having a physical address of 244 Church Street, South Williamsport, Pennsylvania.

Residential units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

The above premises are conveyed under and subject to all restrictions, covenants and easements appearing in the chain of title.

Rieders, Travis, Dohrmann, Mowrey, Humphrey, and Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

PROPERTY ADDRESS: 244 CHURCH STREET, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 51-001-506

**Seized and taken into execution to be sold as the property of LEVI N. KIMBLE, DANA M. KIMBLE in suit of JOURNEY BANK.**

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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:**

LAW OFFICES RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY  
WILLIAMSPORT, PA 570-323-8711

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