

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-01418

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:

**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 those certain two (2) pieces, parcels and lots of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

**PARCEL NO, 1:**

BEGINNING at a post, said point being forty-five (45) feet west of the southwest corner of Bayard Street and West Southern Avenue; thence in a westerly direction along the south side of West Southern Avenue, ninety (90) feet to land now or formerly of L. Bluemle; thence in a southerly direction and along the western line of the within described lot, one hundred sixty (160) feet to the northern side of an alley running east and west; thence along the northern side of said alley in an easterly direction, ninety (90) feet to a point; thence along the eastern line of the within described lot, one hundred sixty (160) feet to the place of beginning.

**PARCEL NO, 2:**

BEGINNING at a point one hundred thirty-five (135) feet west from the southwest corner of Bayard Street and West Southern Avenue; thence in a southerly direction and along land now or formerly of Grace L. Kline, one hundred sixty (160) feet to the north side of an alley running east and west; thence along said alley in a westerly direction, forty-five (45) feet to land now or formerly of John Cleaver; thence in a northerly direction and along land now or formerly of said Cleaver, one hundred sixty (160) feet to West Southern Avenue; thence along West Southern Avenue in an easterly direction, forty-five (45) feet to the place of beginning.

BEING the same premises conveyed unto Cowden Real Estate, LLC, a Pennsylvania limited liability company by deed of John J. Agnoni and Patricia A. Agnoni a/k/a Patricia H. Agnoni, husband and wife, said deed dated and recorded March 11, 2016, in the Office of the Recorder of Deeds in and for Lycoming County, in Record Book 8870, Page 276.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 52-003-265, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a one story commercial restaurant.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Cowden Real Estate, LLC, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2023-01418.

PROPERTY ADDRESS: 715 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 52-003-265

Seized and taken into execution to be sold as the property of COWDEN REAL ESTATE, LLC, MATTHEW T COWDEN in suit of WOODLANDS 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:**  
MCNERNEY, PAGE, VANDERLIN & HALL  
WILLIAMSPORT, PA

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