

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01416

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.

ALL those two (2) certain pieces, parcels or lots of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1;

BEGINNING at a post on the south side of Webb Street at the west line of land now or formerly of George Swartz; thence southerly along the line now or formerly of said Swartz lot, one hundred forty-four (144) feet, more or less, to an alley; thence west along the north side of said alley, two hundred (200) feet to a post; thence northerly at right angles to said alley, one hundred fifty (150) feet to Webb Street; thence along the south line of Webb Street, two hundred (200) feet to the place of beginning. Being known as Lot Nos. 97, 98, 99 and 100 on the Plan of what is known as Thompson's Second Addition to the City of Williamsport.

PARCEL NO. 2:

BOUNDED on the north by Webb Street; on the east by an alley; on the south by an alley, and on the west by Lot No. 100 in Thompson's Second Addition to the City of Williamsport. Being forty-three (43) feet in width or frontage on Webb Street and one hundred forty and one-half ($140 \frac{1}{2}$) feet in length on the east side, fifty-six and one-half ($56 \frac{1}{2}$) feet in width along the alley in the rear and one hundred forty-five (145) feet along the line of Lot No. 100 aforesaid.

EXCEPTING AND RESERVING THEREFROM all that certain piece, parcel or lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, conveyed unto Earl E. Herriman and Bernice L. Herriman, his wife, by Deed of Good's City Mills, Inc., dated September 15, 1972, recorded in Lycoming County, Pennsylvania, in Deed Book 623, Page 151, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the south line of Webb Street, said iron pin being one hundred fifty (150) feet easterly from the east line of Howard Street; thence north eighty-one (81) degrees thirty-five (35) minutes east along the south line of Webb Street, a distance of sixty-seven (67) feet to an iron pin; thence south eight (8) degrees twenty-five (25) minutes east along other property of Good's City Mills, Inc., a distance of one hundred fifty (150) feet to an iron pin; thence south eighty-one (81) degrees thirty-five (35) minutes west along the north line of a sixteen foot alley, a distance of sixty-seven (67) feet to an iron pin; thence north eight (8) degrees twenty-five (25) minutes west along the property now or formerly of E. Pfirman Estate, a distance of one hundred fifty (150) feet to an iron pin, the point and place of beginning.

TOGETHER with the right of use in common with Earl E. Herriman and Bernice L. Herriman, his wife, their successors and assigns, the present railroad siding which serves the premises hereby conveyed and the premises previously conveyed to Herriman referred to above.

UNDER AND SUBJECT to any and all restrictions, covenants and easements which may

PROPERTY ADDRESS: 2117 WEBB STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 71-002-446

Seized and taken into execution to be sold as the property of MATTHEW T COWDEN in suit of WOODLANDS BANK.

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