

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 25-01139

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, that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, known as Lot #3 A on the Fish Subdivision as recorded January 4, 1989 in the Office of the Register and Recorder of Lycoming County, Pennsylvania, in Record Book 1365, Page 229 and Map Book 47, Page 274, as follows:

BEGINNING at a point in the western line of lands now or formerly of Charles N. Rightmire, said point being south twenty-nine (29) degrees fifty-five (55) minutes forty (40) seconds east, seven hundred forty-seven and eighty hundredths (747.80) feet from the intersection of the line between lands now or formerly of Charles N. Rightmire and Lot #3B on the Fish Subdivision with the center line of Township Route #T-585 (Miller Hill Road); thence from said point of beginning and along lands now or formerly of Charles N. Rightmire, south twenty-nine (29) degrees fifty-five (55) minutes forty (40) seconds east, four hundred ninety-two and twenty-three hundredths (492.23) feet to a witnessed iron pipe; thence along lands now or formerly of Thomas Weiss, south eighty-three (83) degrees five (05) minutes thirty (30) seconds west, five hundred seventeen and sixty-five hundredths (517.65) feet to an iron pin; thence along Lot #2 of a previous subdivision of Brent L. Fish and Barbara C. Fish which was dated June 12, 1985 and along Lot #3C, north twenty-nine (29) degrees fifty-five (55) minutes forty (40) seconds west, five hundred forty and forty-nine hundredths (540.49) feet to a point in the center line of a fifty (50) foot wide private road; thence along the center of said private road and along Lot #3C northerly by a line curving to the left with a radius of two hundred (200) feet, a central angle of sixteen (16) degrees twelve (12) minutes nine (09) seconds for an arc distance of fifty-six and fifty-six hundredths (56.56) feet; thence along Lot #3B of said subdivision by the two following courses and distances: First - south twenty-nine (29) degrees fifty-five (55) minutes forty (40) seconds east, one hundred thirty-seven and ninety hundredths (137.90) feet; Second - north seventy-eight (78) degrees six (06) minutes fifteen (15) seconds east, four hundred forty-eight and forty-six hundredths (448.46) feet to a point of beginning. Containing five and two hundred fifty-seven thousandths (5.257) acres as above described, but subject to the right-of-way of Township Route #T-585 and also the fifty (50) foot private right-of-way leading from Township Route #T-585 to this lot and other lands.

Together with the right of ingress, egress and regress over and across the aforementioned fifty (50.00) foot wide right-of-way to be shared in common with Grantors, their heirs and assigns, the center line of said fifty (50.00) foot wide right-of-way described as follows:

Beginning at a point on the center line of Township Route #585 said point being forty and fifty-two hundredths (40.52) feet as measured on the arc of a circle having a radius of seven hundred sixty-three and ninety-four hundredths (763.94) feet from the northeast corner of land now or formerly of Brent L. Fish and Barbara C. Fish; thence from said point of beginning by the seven following courses and distances: First - south forty-five (45) degrees twenty-six (26) minutes three (3) seconds east, twenty-eight and no hundredths (28.00) feet; Second - southerly by a line curving to the right with a radius of fifty and no hundredths (50.00) feet for an arc distance of sixty-four and fifty-eight hundredths (64.58) feet; Third — south twenty-eight (28) degrees thirty-three (33) minutes fifty-seven (57) seconds west, two hundred sixteen and forty-two hundredths (216.42) feet; Fourth - southerly by a line curving to the left with a radius of two hundred fifty and no hundredths (250.00) feet for an arc distance of one hundred ninety-one and ninety-nine hundredths (191.99) feet; Fifth - southerly by a line curving to the right with a radius of two hundred and no hundredths (200.00) feet for an arc distance of two hundred nineteen and ninety-one hundredths (219.91) feet; Sixth - southeasterly by a line curving to the left with a radius of two hundred fifty and no hundredths (250.00) feet for an arc distance of six hundred thirty and fifty hundredths (630.50) feet; Seventh - north eighty-three (83) degrees

three (3) minutes fifty-seven (57) seconds east, seventy-two and thirty-eight hundredths (72.38) feet to a point at the western side of the cul-de-sac forming the terminus of said right-of-way.

Said right-of-way subject to that Road Maintenance Agreement dated September 30, 1991 and recorded in the Office of the Register and Recorder in and for Lycoming County, Pennsylvania, in Record Book 1750, Page 70 and Grantee accepts the obligations of said Road Maintenance Agreement by acceptance of this Deed.

Under and Subject to any and all conditions, restrictions, covenants, rights-of-way and easements appearing in the chain of title.

BEING the same premises conveyed unto Matthew T. Cowden, by Deed of James W. Bower, Jr. and Kirstie S. Bower a/k/a Kirstie A. Bower, said deed dated January 3, 2014 and recorded January 31, 2014 in Lycoming County Record Book 8242, page 202.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 26-330-153.07, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a two story residential one family home.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Matthew T. Cowden, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2025-01139.

PROPERTY ADDRESS: 309 BRITTANY PARKWAY, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 26-330-153.07

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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

**ERIC SPIEGEL, Sheriff**  
**LYCOMING COUNTY, Pennsylvania**