

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 9th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-0509, issued by Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 0509, there will be exposed to public sale and outcry on Friday, July 9th, 2010 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN tract, parcel or piece of land situate in the Borough of Palmerton, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in the public road leading from Lehigh Gap to Mauch Chunk; thence along the same North one hundred twenty-seven and one-half (127.5) feet to a corner; thence by part or remaining of same tract or piece of land East two hundred (200) feet to a corner; thence by the same North one hundred and twenty (120) feet to a corner (this latter bearing contained in Deed dated July 13, 1915 from Edward Kleintop to A.A. Ziegenfus, as recorded in deed Book Volume 78, at page 398, and in prior deeds in the chain of title, but omitted from subsequent deeds; thence by lot belonging to the late John Seltzer, East three hundred twenty-eight (328) feet to a stone; thence by land of the late Henry Bowman, South two hundred forty-seven and one-half (247 ½) feet to a stone; thence by the same West five-hundred twenty-eight (528) feet to the place of BEGINNING.

The improvements thereon now known as 1521 Mauch Chunk Road, Palmerton, PA 18071

Tax I.D. No. 42A-49-K5

BEING the same premises which Frank H. Miller and Rebecca L. Miller, husband and wife, by Deed dated September 29, 2005 and recorded in the Office of the Recorder of Deeds of Carbon County on October 6, 2005 in Deed Book Volume 1379, Page 67, granted and conveyed unto John Bowman and Kathryn Bowman, husband and wife.

Seized and taken into execution as the property of John Bowman, Kathryn Bowman at the suit of Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, July 19, 2010, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of John Bowman, Kathryn Bowman**

**Kristine M. Anthou  
Grenen and Birsic, P.C.  
One Gateway Center, 420 Fort Duquesne Blvd.  
Pittsburgh, PA 15222**

**DWIGHT L. NOTHSTEIN, SHERIFF  
CARBON COUNTY**