

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Friday, January 13th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 15-3034, issued by NEW TRIPOLI BANK, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-3034, there will be exposed to public sale and outcry on Friday, January 13th, 2017 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

Parcel #1:

ALL THAT CERTAIN Lot No. 2, as shown on the Final Plan of the Minor Subdivision Plan for Richard K. Bowman and Deborah K. Bowman, his wife, dated January 7, 1994, revised May 18, 1994, as recorded in the Recorder of Deeds Office in and for the County of Carbon, in Map Book 2, page 603, located along the northerly side of Lot No. 2, formerly the Minor Subdivision for Richard W. Bowman and Phyllis M. Bowman, his wife. Recorded in Map Book 1, page 882 and conveyed to Richard K. Bowman and Deborah M. Bowman, his wife, in Deed Book Volume 554, page 162, containing 0.876 Acres of land, situate in the Township of East Penn, County of Carbon, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a concrete monument; said monument being located on the westerly legal right- of-way line of the Pennsylvania Turnpike Commission and marking the northeast corner of property of Richard K. Bowman and Deborah K. Bowman, his wife, in Deed Book Volume 554, page 162 and marking the southeast corner of property of Richard K. Bowman and Deborah K. Bowman, his wife in Deed Book Volume 469, page 998 which Dinkey Memorial Church conveyed on June 11, 1986 to Richard K. Bowman and Deborah K. Bowman, his wife: thence extending along the westerly legal right-of-way line of the Pennsylvania Turnpike Commission, North five (05) degrees thirty-seven (37) minutes thirty-two (32) seconds East one hundred eighty-four and twenty-nine hundredths (184.29) feet to an iron pin found; thence extending along residue land, being Lot No.1 of Richard K. Bowman and Deborah K. Bowman, his wife, the following six (6) courses and distances: (1) South sixty-five (65) degrees thirty-three (33) minutes eight (08) seconds West one hundred forty-three and eighty-five hundredths (143.85) feet to an iron pin set, (2) North fifty-five (55) degrees forty-five (45) minutes twenty-eight (28) seconds West fifty-three and sixty hundredths (53.60) feet to an iron pin set. (3) North thirty (30) degrees fifty-five (55) minutes fifty-two (52) seconds West eighty-four and fifty hundredths (84.50) feet to an iron pin set. (4) South seventy-six (76) degrees twenty-five (25) minutes seventeen (17) seconds West thirty-five and seventeen hundredths (35.17) feet to an iron pin set. (5) South thirty-six (36) degrees seven (07) minutes twenty-five (25) seconds West one hundred fifty-eight and eighty-seven hundredths (158.87) feet to an iron pin set. (6) South one (01) degrees fifty (50) minutes twenty-five (25) seconds East thirteen and twenty hundredths (13.20) feet to a concrete monument set; said monument also marking the northeast corner of Lot No. SA of the former Minor Subdivision of Richard W. Bowman and Phyllis M. Bowman, his wife. Recorded in Map Book 1, Page 892, now owned by Richard K. Bowman and Deborah K. Bowman, his wife, in Deed Book Volume 477, Page 941, and also having been the northwest corner of Lot No. 2 of the former Minor Subdivision. Recorded in Map Book 1, Page 882; thence extending along the northerly side of Lot No. 2, lands of Richard K. Bowman and Deborah K. Bowman, his wife, in Deed Book Volume 554, Page 162, South seventy-six (76) degrees fifty (50) minutes eight (08) seconds East three hundred thirty-six and ninety-two hundredths (336.92) feet to the place of beginning.

CONTAINING 0.9710 Acres of land. This Parcel of land must be joined or combined in a form of a new deed with the existing lands of Richard K. Bowman and Deborah K. Bowman, his wife. Containing 0.076 Acres. Recorded in Deed Book Volume 554, Page 162. Indicating that access shall be through the former Lot No. 2 of the Minor Subdivision. Recorded in Map Book 1, Page 882, lands of Richard M. Bowman and Deborah K. Bowman, his wife. This parcel of this Subdivision, Lot. No. 2 as described herein, cannot be sold separately without access being provided through current holdings of Richard K. Bowman and Deborah K. Bowman, his wife, in Deed Book Volume 554, Page 162. The owners and subdividers, Richard K. Bowman and Deborah K. Bowman, his wife, their heirs and assigns shall not be responsible for access through Lot No.1 of the residue holdings for access to Lot No. 2.

Parcel #2

ALL THAT CERTAIN Lot No. SA, as shown on the Minor Subdivision for Richard W. and Phyllis M. Bowman, his wife, as recorded in the Recorder of Deeds Office in and for the County of Carbon in Map Book 1, page 882, located along the northerly side of a forty (40) feet wide proposed access strip, leading toward Dieter's Hill Road, Township Road No. 354, in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the northerly side of a forty (40) feet wide access strip, leading to Dieter's Hill Road, Township Road No. 354; thence extending along the westerly side of Lot No. 2, North two (02) degrees eighteen (18) minutes thirty (30) seconds West one hundred sixteen and thirty-seven (116.37) feet to an iron pin; thence extending along property of formerly the Sallie Saeger Estate, now property of Richard K. Bowman, South sixty-six (66) degrees thirty-six (36) minutes no (00) seconds West passing through an iron pin at four hundred twenty-two and seventy-eight hundredths (422.78) feet, a total distance of four hundred forty-six and fifty- five hundredths (446.55) feet to a point at the intersection of the easterly side of thirty-three (33) feet wide, Dieter's Hill Road, Township Road No. 354; with the northerly side of a forty (40) feet wide access strip; thence extending along

the northerly side of the forty (40) feet wide access strip, the following two (2) courses and distances: (A) North seventy-seven (77) degrees thirty- four (34) minutes no (00) seconds East two hundred fifty-one and seventy-seven hundredths (251.77) feet to a point. (B) North eighty-seven (87) degrees forty-one (41) minutes thirty (30) seconds East one hundred sixty-eight and seventy-eight hundredths (168.78) feet to the place of beginning.

CONTAINING 0.471 Acres of land.

EXCEPTING AND RESERVING, however, unto the within named Grantors, their heirs and assigns, the unrestricted right of ingress, egress and regress in, from and along the aforesaid forty (40) wide access strip as shown on the said subdivision plan.

Parcel #3

ALL THAT CERTAIN Lot No. 2 as shown on the Minor Subdivision for Richard W. Bowman and Phyllis M. Bowman, his wife, as recorded in the Recorder of Deeds Office in and for the County of Carbon in Map Book 1, page 882, together with a one-story frame barn constructed thereon, located along the northerly and easterly side of a forty (40) feet wide proposed access strip, leading toward Dieter's Hill Road, Township Road #354, in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the northerly side of a forty (40) feet wide access strip, leading from Dieter's Hill Road, Township Road #354; thence extending along the northerly and easterly side of the forty (40) feet wide access strip the following three (3) courses and distances: (1) North eighty-seven (87) degrees forty-one (41) minutes thirty (30) seconds East one hundred thirty-three and two hundredths (133.02) feet to a point; (2) extending along a curve to the right with a radius of one hundred three and thirty-two hundredths (103.32) feet, a central angle of ninety-five (95) degrees forty-four (44) minutes no (00) seconds, and an arc length of one hundred seventy-two and sixty-three hundredths (172.63) feet to a point; (3) South three (03) degrees twenty-five (25) minutes thirty (30) seconds West forty-six and seventy-nine hundredths (46.79) feet to an iron pin; thence extending along the northerly side of Lot No. 3, South eighty--six (86) degrees thirty-four (34) minutes thirty (30) seconds East sixty-seven and ninety-seven hundredths (67.97) feet to an iron pin; thence extending along the westerly side of the Northeast Extension of the Pennsylvania Turnpike, North five (05) degrees twelve (12) minutes East one hundred ninety-eight and sixty-three hundredths (198.63) feet to an iron pin; thence extending along property of formerly the Sallie Saeger Estate, now property of Richard K. Bowman, North seventy-seven (77) degrees twenty-five (25) minutes no (00) seconds West three hundred thirty -six (336.00) feet to an iron pin; thence extending along the easterly side of Lot 5A, South two (02) degrees eighteen (18) minutes thirty (30) seconds East one hundred sixteen and thirty-seven hundredths (116.37) feet to the place of beginning.

CONTAINING 0.876 acres of land.

TOGETHER WITH THE RIGHT of the within-named Grantees, their heirs, successors and assigns, in common with the within-named Grantor, his heirs, successors and assigns, to the use of the forty (40) feet wide access strip above described for the purposes of ingress, egress and regress, in from and over the above-described premises.

TOGETHER ALSO WITH an easement over the following described portion of Lot No. 3 for the purpose of installing, maintaining and repairing a sewage disposal system to serve the above-described premises, said easement to ensure to the benefit of the within-named Grantees, their heirs, personal representatives, executors, successors and assigns:

BEGINNING at a point, said point marking the southeast corner of Lot No.2 and the northeast corner of Lot No. 3; thence in and along the easterly line of Lot No. 3, South 05 degrees 12 minutes West a distance of forty (40) feet to a point; thence North 86 degrees 34 minutes 30 seconds West a distance of seventy (70) feet to a point; thence North 05 degrees 12 minutes East a distance of forty (40) feet to a point; thence in and along the southerly line of Lot No. 2, South 86 degrees 34 minutes 30 seconds East a distance of seventy (70) feet to the place of beginning.

CONTAINING 2,800.00 square feet.

SUBJECT, HOWEVER, to the duty of the owners of the said Lot No. 2, their heirs, executors, personal representatives and assigns, to maintain, repair and replace the aforesaid sewage disposal system located on the easement above described.

BEING the same property Richard K. Bowman and Deborah K. Bowman, husband and wife, conveyed to Brad R. Bowman, in fee, by deed dated August 29, 2003, and recorded on September 3, 2003, at Book 1155, Page 519.

Carbon County Parcel ID Numbers: 71-9A-18.03 (incorrectly stated in the prior deed as 71-9A-18.01), 71A-9-103.09 and 71A-9-103.11.

Property known as: 135 Horseshoe Lane, Lehighton, PA 18235.

Seized and taken into execution as the property of BRAD R. BOWMAN at the suit of NEW TRIPOLI BANK

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, January 23, 2017, 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 BRAD R. BOWMAN**

**Jack M. Seitz, Esq.  
Lesavoy Butz & Seitz LLC  
7535 Windsor Drive, Suite 200  
Allentown, PA 18195-1014**

**ANTHONY C. HARVILLA, SHERIFF  
CARBON COUNTY**