

# Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA April 20, 2017

NO. 68

**Todd A. Kluska dba Serene Scene, Plaintiff v. Pocono Farmstand & Nursery, Thomas Lovito, Anthony Velardi and Nationwide Mutual Insurance Company, Defendants**

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**INSERT:** Pink: 1. "Hearings before the Divorce Master: What You Need to Know"  
2. Quarterly Association Meeting  
3. "Act 170: Major Changes to Pennsylvania LLC and Partnership Laws"  
4. 2017 Calendar

### NOTICE TO THE BAR...

#### Northampton County Formal Arraignment Changes

Please be advised that the arraignments scheduled for **June 8, 2017** have been cancelled.

Additionally, arraignments on **Thursday, July 20, 2017** have been moved to **Wednesday, July 19, 2017**.

If you have any questions, please call the Court Administrator's Office at 610-829-6700.

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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire  
Editor

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Quarterly Association Meeting and Malpractice Avoidance Seminar**

Thursday, May 18, 2017  
Registration form inside.

**Save the Dates**

Annual Summer Outing – Thursday, July 20, 2017  
NCBA at the Iron Pigs – Tuesday, August 8, 2017

**Barristers Boast**

Have you received an honor or award for community work? Do you have a new grandchild? Have you heard good news about one of your NCBA colleagues that should be shared?

Good news items about fellow members should be sent to:  
[marybeth@norcobar.org](mailto:marybeth@norcobar.org).

**EARTH DAY – APRIL 22, 2017**

Never doubt that a small group of thoughtfully committed citizens can change the world. Indeed, it's the only thing that ever has. ~ *Margaret Mead*

**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION****CONNELL, JOHN MICHAEL a/k/a  
JOHN M. CONNELL, dec'd.**

Late of the Borough of Hellertown, Northampton County, PA  
Administrator: Dennis Raymond Connell c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

Attorney: Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

**GILLESPIE, HOLLIE J. a/k/a  
HOLLIE GILLESPIE a/k/a  
HOLLIE JAN GILLESPIE, dec'd.**

Late of the Borough of Nazareth, Northampton County, PA  
Executrices: June Daye Hughes, 100 E. Douglasville Rd., Nazareth, PA 18064 and Deborah Lyons, 4810 Janet Lane, Bethlehem, PA 18017

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**PRICE, DOROTHY A., dec'd.**

Late of the Township of East Allen, Northampton County, PA  
Executor: James R. Price, 64 Great Oak Road, Levittown, PA 19057

Attorneys: Francis X. Dillon, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047

**RUHF, ROBERT W., dec'd.**

Late of Bethlehem, Northampton County, PA

Executrix: Lori Lee Sergeant c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**SHAFER, BERTRAM H., dec'd.**

Late of Bethlehem, Northampton County, PA

Executors: Bruce B. Shafer and Branch Banking and Trust Company c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042

**SECOND PUBLICATION****BENDER, BRENDA L. a/k/a  
BRENDA BENDER, dec'd.**

Late of the Township of Bushkill, Northampton County, PA  
Executor: Robert L. Bender, Jr. c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

Attorneys: John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697

Sullivan Trail, Wind Gap, PA 18091

**BUNGEROTH, CHARLOTTE K.,** dec'd.

Late of Nazareth, Northampton County, PA

Co-Executors: Corinna C. Van Der Veer and Marc R. K. Bungeroth c/o Peter E. Iorio, Esquire, Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Peter E. Iorio, Esquire, Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

**BURCH, MARY ANN,** dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administratrix: Gail Weiner Shearer, Esquire, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Gail Weiner Shearer, Esquire, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

**CIAMBRONE, NICHOLAS S.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Nicholas A. Ciambrone c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

**CRAIG, MARTHA L.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Robert B. Craig c/o Carla J. Thomas, Esquire,

Attorney-at-Law, 716 Washington St., Easton, PA 18042

Attorney: Carla J. Thomas, Esquire, Attorney-at-Law, 716 Washington St., Easton, PA 18042

**GAVA, CATHERINE,** dec'd.

Late of Stockertown Borough, Northampton County, PA

Executor: David S. Gava c/o Edward H. Butz, Esquire, 7535 Windsor Drive, Ste. 200, Allentown, PA 18195-1014

Attorney: Edward H. Butz, Esquire, 7535 Windsor Drive, Suite 200, Allentown, PA 18195-1014

**MATHEWS, EDWARD G.,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Richard D. Ritter c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**ONKOTZ, ELSIE M.,** dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Jean M. Szoke, 3306 Valley View Drive, Bath, PA 18014

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

**STIBITZ, BONNIE M.,** dec'd.

Late of the City of Easton, Northampton County, PA

Executors: John Garrett Stibitz and Justin Charles Stibitz c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C.,

3101 Emrick Blvd., Suite 205,  
Bethlehem, PA 18020  
Attorneys: Daniel E. Cohen,  
Attorney, Seidel, Cohen, Hof &  
Reid, L.L.C., 3101 Emrick Blvd.,  
Suite 205, Bethlehem, PA 18020

**TREXLER, MAE E.,** dec'd.

Late of Bethlehem Township,  
Northampton County, PA  
Executrix: Linda Mae Trexler  
Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP, 1  
South Main Street, Nazareth, PA  
18064-2083

**THIRD PUBLICATION**

**BANDZI, SIMON C., JR.,** dec'd.

Late of 743 Washington Street,  
Walnutport, Northampton  
County, PA  
Executrix: Karen L. Bandzi, 743  
Washington Street, Walnutport,  
PA 18088  
Attorneys: Joshua D. Shulman,  
Esquire, Shulman & Shabbick,  
1935 Center Street, Northamp-  
ton, PA 18067

**BARRETT, CATHERINE D.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Carol Barrett c/o  
Ellen M. Kraft, Esquire, 4510  
Bath Pike, Suite 201, Bethlehem,  
PA 18017-9265  
Attorney: Ellen M. Kraft, Esquire,  
4510 Bath Pike, Suite 201,  
Bethlehem, PA 18017-9265

**BEAULIEU, MAE K.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA  
Executrix: Sherry L. Hunt, 139  
Hilltop Rd., Saylorsburg, PA  
18353

**BOGGS, MARJORIE G.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executor: Branch Banking and  
Trust Company, Attn.: Sally A.

Kocis, Personal Trust Specialist,  
645 Hamilton Street, Suite 900,  
Allentown, PA 18101

Attorney: James J. Holzinger,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**DALLY, ALFRED S., JR.,** dec'd.

Late of the Borough of Pen Argyl,  
Northampton County, PA  
Administratrix c.t.a.: Jane E.  
Dally c/o David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019  
Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**FLECKENSTEIN, WILLIAM O.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executors: Anne F. Pistell, 88  
Whitney Ridge Terrace, North  
Haven, CT 06473-4362 and  
Christopher J. Teasdale, 11  
Dinner Pot Road, Califon, NJ  
07830-3030

Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083

**HAHN, RICHARD G.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA  
Administrator: Thomas J. Hahn  
c/o Bradford D. Wagner, Esquire,  
662 Main Street, Hellertown, PA  
18055-1726  
Attorney: Bradford D. Wagner,  
Esquire, 662 Main Street, Heller-  
town, PA 18055-1726

**HEIMBACH, CLARENCE a/k/a  
CLARENCE T. HEIMBACH,**  
dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Executrix: Cheryl Ann Strohl a/k/a Cheryl Christman c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

**KOCHER, HAROLD L.,** dec'd.

Late of Chapman Quarries, Northampton County, PA

Executrix: Gizella H. Kocher

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**LEN, NICHOLAS G.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Connie J. Len c/o Law Office of Michael Prokup, 2030 W. Tilghman Street, Suite 201, Allentown, PA 18101

Attorneys: Law Office of Michael Prokup, 2030 W. Tilghman Street, Suite 201, Allentown, PA 18101

**PIPERATO, ELVIRA,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph J. Piperato, III  
Attorneys: Joseph J. Piperato, III, Esquire, Piperato Law Office, LLC, 3894 Courtney Street, Suite 105, Bethlehem, PA 18017

**SUPRYS, LEO D.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Sister Judith Ann Suprys, F.M.A. c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

**TOCKASH, THERESA H.,** dec'd.

Late of Plainfield Township, Northampton County, PA

The Theresa H. Tockash Irrevocable Trust, dated January 8, 2014

Executrix/Trustee: Renee R. Madea c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

**YENCHO, CATHERINE,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Richard R. Dancho c/o Kevin F. Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin F. Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

**YOUNG, ROBERT J.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Co-Executors: Carol Y. Hines and Joseph R. Young c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

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**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been



filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law, Act of December 21, 1988 (P.L. 1444, No. 177) as amended, by the following Corporation:

The name of the corporation is:

**KOCH BETHLEHEM  
MANAGEMENT, INC.**

Norris McLaughlin & Marcus, P.A.  
515 W. Hamilton Street  
Suite 502  
Allentown, PA 18101  
Telephone: (610) 391-1800

Apr. 20

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that Mr. BBQ911, LLC, having its registered office at 835 Ward Drive, Northampton, Northampton County, Pennsylvania 18067, has filed a Certificate of Organization of Domestic Limited Liability Company with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 27, 2017, for the purpose of creating a limited liability company under the Limited Liability Company Law of 1994, P.L. 703, No. 106. The limited liability company is:

**MR. BBQ911, LLC**

John L. Obrecht, Esquire  
1731 Main Street  
Northampton, PA 18067-1544

Apr. 20

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 3, 2017, the Petition of Robert Edwin Linney was filed in the Northampton County Court of Common Pleas at No. C-48CV2017-1632, seeking to change the name of Petitioner from Robert Edwin Linney

to Be Linney. The Court has fixed May 5, 2017 at 9:00 A.M. in Courtroom 4 at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042, as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

Apr. 20

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on February 3, 2017, the Petition of Jonathan Steven Shoup was filed in Northampton County Court of Common Pleas at No. C-48CV2017-870, seeking to change the name of Petitioner from Jonathan Steven Shoup Forrester. The Court has fixed Tuesday, May 30, 2017 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Apr. 20

**IN THE COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

FIRST COMMONWEALTH  
FEDERAL CREDIT UNION,

Plaintiff

v.

KEITH A. CHILDS,

Defendant

**NO. C48-CV-2016-10215**

**NOTICE**

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number requesting that the judgment in the



above matter be entered against you in an amount in excess of \$6,000.00.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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P.O. Box 4733

Easton, PA 18043-4733

Telephone: (610) 258-6333

MICHAEL R. NESFEDER,  
ESQUIRE

I.D. No. 49563

FITZPATRICK LENTZ &  
BUBBA, P.C.

Attorneys for Plaintiff

4001 Schoolhouse Lane

P.O. Box 219

Center Valley, PA 18034-0219

Apr. 20

## **SHERIFF'S SALE OF**

### **VALUABLE REAL ESTATE**

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on May 5, 2017, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

#### **No. 1**

### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-08956**

#### **Location:**

306 Liberty Street, Easton, PA 18042

#### **Parcel ID:**

M9NE4A/1/9/0813

#### **Reputed Owner:**

Lexy Rodriguez

ALL THAT CERTAIN messuage or tenement and lot or piece of land in the Borough of Glendon, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Lena J. Maleski, by deed dated and recorded 06/30/2006 in Deed Book 2006-1, page 267407, granted and conveyed unto Lexy Rodriguez.

#### **Improvements:**

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

#### **Attorneys:**

Purcell Krug & Haller

#### **No. 2**

### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-08952**

#### **Location:**

252 Riverview Drive, Walnutport, PA 18088

**Parcel ID:**

K2/6/12/0516

**Reputed Owners:**

Larry E. Stein and Mary Jane M. Stein

ALL THAT CERTAIN lot or parcel of land together with the buildings thereon situated along the northeastern side of Traffic Route 145 in the Township of Lehigh, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which William J. Noss and Kim M. Noss, h/w, by deed dated 03/17/1989 and recorded 03/27/1989 in Deed Book 765, page 425, conveyed unto Larry E. Stein and Mary Jane M. Stein, h/w.

**Improvements:**

Thereon being erected a one-story residential dwelling with aluminum siding, shingle roof and attached one-car garage.

**Attorneys:**

KML Law Group PC

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**No. 3****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-00637****Location:**

1016 Main Street, Northampton, PA 18067

**Parcel ID:**

M4NW2D/12/3/0522

**Reputed Owner:**

Renee Saylor

ALL THAT CERTAIN message, tenement, lot or piece of ground situate in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Renee Saylor by deed from Dennis D. Warnken and Lisa S. Hochrine, h/w, said deed dated 06/30/2010 and

recorded 07/07/2010 in Book 2010-1, page 132217.

**Improvements:**

Thereon being erected a two-story half-double residential dwelling with vinyl siding and shingle roof.

**Attorneys:**

KML Law Group PC

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**No. 5****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-03650****Location:**

938 Accent Court, Walnutport, PA 18088

**Parcel ID:**

J2/11/15B-3A/0516

**Reputed Owners:**

Christina Cook, Known Heir of Maria M. Cook and Gary Cook a/k/a Gary L. Cook; Tamara Cook a/k/a Tamara M. Cook; Kimberly A. Hanson i/w/a Kimberly A. Cook, Known Heir and Executrix of the Estate of Maria M. Cook and Known Heir of Gary Cook a/k/a Gary L. Cook; Shawn Cook, individually and as Known Heir of Maria M. Cook and Gary Cook a/k/a Gary L. Cook; the Estate of Gary Cook a/k/a Gary L. Cook; the Estate of Maria M. Cook c/o Kimberly A. Hanson i/w/a Kimberly A. Cook, Executrix; Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Gary Cook a/k/a Gary L. Cook; and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Maria M. Cook

ALL THAT CERTAIN tract of land situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Gary L. Cook, Shawn M.

Cook and Tamara M. Cook, as joint tenants with the right of survivorship, by deed from Accent Homes, Inc., said deed dated 11/21/2006 and recorded 11/27/2006 in Deed Book 2006-1, page 487144.

**Improvements:**

Thereon being erected a two-story single residential dwelling with vinyl siding and shingle roof.

**Attorneys:**

Udren Law Offices, P.C.

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**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION**

**CV-2010-02425**

**Location:**

390 Ramblewood Drive, Easton, PA 18040

**Parcel ID:**

K9NE3/9/9/0311

**Reputed Owners:**

Brian Shedlock and Michele Shedlock

ALL THAT CERTAIN lot or parcel of ground together with improvement erected thereon, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania.

TITLE OF SAID PREMISES is vested in Brian Shedlock and Michele L. Shedlock, h/w, by deed from Signature Homes By J.T. Maloney, Inc., a Pennsylvania corporation, said deed dated 11/26/1997 and recorded 12/04/1997 in Deed Book 1997-1, page 135933.

**Improvements:**

Thereon being erected a two-story single residential dwelling with brick exterior, shingle roof and attached two-car garage.

**Attorneys:**

Udren Law Offices, P.C.

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-02058**

**Location:**

793 Briarstone Road, Bethlehem, PA 18017

**Parcel ID:**

M6SW4/10/12/0214

**Reputed Owners:**

Nicole P. Rehrig and Phillip G. Rehrig a/k/a Phillip Rehrig

ALL THAT CERTAIN lot or tract of land situated in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PROPERTY conveyed to Nicole P. Rehrig and Phillip G. Rehrig, h/w, who acquired title, with rights of survivorship, by virtue of a deed from Monisha Bindra, married, said deed dated 02/17/2012 and recorded 02/21/2012 in Deed Book 2012-1, page 39008.

**Improvements:**

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

**Attorneys:**

Manley Deas Kochalski, LLC

---

**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-10978**

**Location:**

301 South Hokendauqua Drive, Northampton, PA 18067

**Parcel ID:**

J4/26/4/0520

**Reputed Owners:**

Mark A. Csaszar a/k/a Mark Csaszar and Cynthia A. Csaszar

ALL THAT CERTAIN messuage, tenement and lot, with improvements thereon erected, situate on the north-westerly corner of Pheasant Drive and South Hokendauqua Drive in the Township of Moore, County of

Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PROPERTY conveyed to Mark A. Csaszar and Cynthia A. Csaszar, h/w, by deed from George E. Dettmer, III, and Dorietta C. Dettmer, his wife, said deed dated 04/17/1995 and recorded 04/19/1995 in Book 1995-1, page 32644.

**Improvements:**

Thereon being erected a two-story single residential dwelling with aluminum siding and shingle roof; also a barn.

**Attorneys:**

Manley Deas Kochalski, LLC

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**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-08986**

**Location:**

2865 Washington Street, Easton,  
PA 18045

**Parcel ID:**

L8SE3/5/24/0324

**Reputed Owner:**

Michael Whitehead

ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Whitehead by deed from US Bank, N.A., said deed dated 12/10/2008 and recorded 01/16/2009 in Deed Book 2009-1, page 13782.

**Improvements:**

Thereon being erected a two-story single residential dwelling with vinyl siding, shingle roof and attached one-car garage.

**Attorneys:**

McCabe Weisberg & Conway, PC

**No. 11**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07458**

**Location:**

63 West Ettwein Street, Bethlehem,  
PA 18018

**Parcel ID:**

P6NE1A/3/2/0204

**Reputed Owners:**

Elizabeth Fink and Jason Fink

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of Ettwein Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Jason Fink by deed from Jason Fink and Elizabeth Fink, his wife, said deed dated 03/27/2014 and recorded 04/16/2014 in Deed Book 2014-1, page 59685.

**Improvements:**

Thereon being erected a two-story half-double dwelling with aluminum siding and wood exterior, shingle roof and detached two-car garage.

**Attorneys:**

McCabe Weisberg & Conway, PC

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**No. 12**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-05916**

**Location:**

1524 Livingston Street, Bethlehem,  
PA 18017

**Parcel ID:**

N7SW2D/1/16/0204

**Reputed Owners:**

Deborah A. Repash, Susan M. Larrabee, Michael Heidecker and Richard P. Heidecker, Known Heirs of Constance C. Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased; Edwin Wirth, Surviving Spouse of Constance C.

Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased; and Unknown Heirs, Successors, Assigns and all persona, firms or associations claiming right, title or interest from or under Constance C. Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased

ALL THAT CERTAIN parcel of land situated in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which John Thomas Mullen, by deed dated 11/08/1993 and recorded 12/07/1993 in Deed Book 1993-6, page 858, granted and conveyed unto John Thomas Mullen and Constance O. Mullen, h/w.

**Improvements:**

Thereon being erected a ranch-style half-double dwelling with vinyl siding and shingle roof.

**Attorneys:**

Shapiro & DeNardo, LLC

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**No. 13**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-06107**

**Location:**

207 Spring Street, West Easton, PA 18042

**Parcel ID:**

L9SW3D/17/6/0835

**Reputed Owners:**

Rollin S. Schall and Patricia J. Schall

ALL THAT CERTAIN parcel of land situate in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Rollin S. Schall and Patricia J. Schall, h/w, by deed from James W. Strauss and Dorothy A. Strauss, h/w, said deed dated 05/30/1995

and recorded 05/31/1995 in Book 1995-1, page 46966.

**Improvements:**

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

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**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-05010**

**Location:**

1408 Fox Gap Road, Bangor, PA 18013

**Parcel ID:**

C9/1A/9/0131

**Reputed Owner:**

Edward G. Nightingale

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Edward G. Nightingale by deed from Barbara V. Kulicke and Robert Michael Kulicke, said deed dated 07/11/2005 and recorded 07/12/2005 in Book 2005-1, page 257606.

**Improvements:**

Thereon being erected a Cape Cod-style residential dwelling with wood siding and shingle roof.

**Attorneys:**

KML Law Group, PC

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**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-02011**

**Location:**

3915 Sycamore Drive, Northampton, PA 18067

**Parcel ID:**

J3/13/11-3/0516

**Reputed Owners:**

David R. Hein and Claudia A. Hein

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Township of Lehigh, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in David R. Hein and Claudia A. Hein, h/w, by deed from John C. Fulmer and Patricia A. Fulmer, h/w, said deed dated 10/31/2000 and recorded 12/04/2000 in Book 2000-1, page 161294.

**Improvements:**

Thereon being erected a ranch-style residential dwelling with wood exterior, shingle roof and attached one-car garage; also a barn.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07968**

**Location:**

2528 Nazareth Road, Easton, PA 18045

**Parcel ID:**

L8SE2/29/9/0324 and L8SE2/29/10/0324

**Reputed Owner:**

Dawn M. Mazzie

ALL THOSE CERTAIN lots, tracts or pieces of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Mary E. Spitale a/k/a Betsy Spitale, Executrix of the Estate of Dorothy E. Werkheiser, deceased, by deed dated 12/16/2003 and recorded 01/16/2004 in Deed Book 2004-1, page 17862, granted and conveyed unto Dawn M. Mazzie, single.

**Improvements:**

Lot 9 having erected thereon a two-story residential dwelling with brick exterior, shingle roof and attached one-car garage; Lot 10 having erected thereon a detached one-car garage with brick exterior and flat roof.

**Attorneys:**

Shapiro & DeNardo, LLC

**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-09400**

**Location:**

216 Donato Court, Nazareth, PA 18064

**Parcel ID:**

H7/5/11-4/0406

**Reputed Owners:**

Steve White a/k/a Steven White, Portia White and USA

ALL THAT CERTAIN lot or parcel of land situated in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Toll PA IX, LP, by deed dated 07/24/2007 and recorded 07/31/2007 in Book 2007-1, page 277116, conveyed unto Steven White and Portia White, h/w.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached three-car garage.

**Attorneys:**

Richard M. Squire & Associates, LLC

**No. 19**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-09748**

**Location:**

904 Bushkill Street, Easton, PA 18042

**Parcel ID:**

L9NE4D/28/4/0310

**Reputed Owner:**

Tweed Vanderhall

ALL THAT CERTAIN lot or piece of land situate on the south side of Bushkill Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Maribel Pimentel, by deed dated 09/11/2008 and recorded 09/19/2008 in Book 2008-1, page 263478, granted and conveyed to Tweed Vanderhall.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and shingle roof.

**Attorneys:**

JSDC Law Offices

**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07783**

**Location:**

317 Harding Avenue, Pen Argyl, PA 18072

**Parcel ID:**

E8NE2A/11/1A/0625

**Reputed Owner:**

Matthew J. Kavcak

ALL THAT CERTAIN building lot together with improvement thereon erected situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Matthew J. Kavcak, individually, by deed from Danielle N. Gischel n/b/m Danielle N. Crisafulli, married, said deed dated 12/13/2012 and recorded 12/24/2012 in Book 2012-1, page 309999.

**Improvements:**

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07784**

**Location:**

625 Pardee Street, Easton, PA 18042

**Parcel ID:**

L9NE2D/3/22/0310

**Reputed Owner:**

Lori A. Snyder

ALL THAT CERTAIN tract or piece of land located in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Lori A. Snyder, by deed from Carova Acquisitions, L.P., said deed dated 03/31/2010 and recorded 04/01/2010 in Book 2010-1, page 58740.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 23**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04446**

**Location:**

423 South 1st Street, Bangor, PA 18013

**Parcel ID:**

E9/14/5/0102

**Reputed Owners:**

Jessica Weidlick a/k/a Jessica L. Weidlick; Jonathan T. Sinclair, as Co-Administrator and Heir, and Carol A. Isemann, as Heir of the Estate of John T. Malagoli, Jr. a/k/a John Malagoli a/k/a John T. Malagoli; and



Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under John T. Malagoli, Jr. a/k/a John Malagoli a/k/a John T. Malagoli, deceased

ALL THAT CERTAIN lot, parcel or tract of land situate and lying in the Borough of Bangor, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in John T. Malagoli, Jr., unmarried, and Jessica Weidlick, unmarried, by deed from John T. Malagoli, Jr., unmarried, said deed dated 09/19/2008 and recorded 10/27/2008 in Book 2008-1, page 290667.

**Improvements:**

Thereon being erected a two-story single dwelling with cement shingle siding and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 24**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-08203**

**Location:**

128 Washington Street, Bethlehem, PA 18017

**Parcel ID:**

N7SW3D/7/2/0212

**Reputed Owner:**

Victoria T. Wah

ALL THAT CERTAIN lot or piece of ground with the western half of the double dwelling house thereon erected in the Borough of Freemansburg, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Victoria T. Wah by deed from Pamela Leibig, individually and as Executrix of the Estate of Dorothy E. Leibig a/k/a Dorothy J. Leibig, deceased, said deed dated 03/23/2007

and reocred 04/10/2007 in Book 2007-1, page 132142.

**Improvements:**

Thereon being erected a two-story half-double dwelling with aluminum siding and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 25**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-10424**

**Location:**

216 East 24th Street, Northampton, PA 18067

**Parcel ID:**

L4SW1B/7/4/0522

**Reputed Owners:**

Sharon Shiner a/k/a Sharon Kay Shiner, Executrix of the Estate of Donna J. Heil a/k/a Donna Jean Heil a/k/a Donna Heil

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Donna J. Heil, unmarried, by deed from Jason M. Sukenik and August Sukenik, h/w, said deed dated 07/01/2009 and recorded 07/14/2009 in Book 2009-1, page 180133.

**Improvements:**

Thereon being erected a two-story half-double dwelling with block exterior and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-00979**

**Location:**

4571 Clover Hill Circle, Walnport, PA 18088

**Parcel ID:**

J2/22/9E/0516

**Reputed Owner:**

Michael J. Emerick, III

ALL THAT CERTAIN lot, tract or parcel of land, together with the buildings and improvements thereon erected, situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Emerick, III, and Brenda Emerick, h/w, by deed from Gail E. Gerlach, unmarried, said deed dated 07/07/1987 and recorded 07/09/1987 in Book 729, page 793. By virtue of Brenda Emerick's death on or about 10/17/2007 her ownership interest was automatically vested in Michael J. Emerick, III, the surviving tenant by the entirety.

**Improvements:**

Thereon being erected a ranch-style dwelling with brick and wood exterior and shingle roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

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**No. 28****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-03917****Location:**

181 Alpha Avenue, Wind Gap, PA 18091

**Parcel ID:**

E8SW4B/14/4/0638

**Reputed Owners:**

Bradley Tomko and Danielle Tomko

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Wind Gap, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Bradley Tomko, by deed from Floyd L. Kemmerer and Velam M. Kemmerer, said deed dated 06/16/2004 and recorded 06/17/2004 in Book 2004-1, page 235439.

**Improvements:**

Thereon being erected a split-level single dwelling with aluminum siding, shingle roof and attached one-car garage.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

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**No. 29****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07198****Location:**

115 Wilden Drive, Easton, PA 18045

**Parcel ID:**

M8SE2/15/4/0324

**Reputed Owner:**

Steven Margeson Testamentary Trust c/o Gloria J. Quinn, Successor Trustee

ALL THAT CERTAIN lot or piece of ground situate in the Township of Palmer, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in the Steven Margeson Testamentary Trust by deed from Eugene G. Piscitello, Executor of the Estate of Maureen Quinn a/k/a Maureen W. Quinn, said deed dated 03/16/2016 and recorded 03/22/2016 in Book 2016-1, page 51043.

**Improvements:**

Thereon being erected a ranch-style dwelling with vinyl siding and shingle roof.

**Attorneys:**

McCabe Weisberg & Conway, PC

**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2016-06397**

**Location:**

819 Spruce Street, Easton, PA  
18042

**Parcel ID:**

L9SE1C/3/12C/0310

**Reputed Owners:**

Jonathan Dieguez and Absolute  
Capital Properties, II, LLC

ALL THAT CERTAIN lot with the  
western one-half (1/2) of a double  
frame dwelling erected thereon,  
situated on the north side of Spruce  
Street in the City of Easton, County  
of Northampton and State of Penn-  
sylvania.

TITLE TO SAID PREMISES is  
vested in Jonathan Dieguez and  
Absolute Capital Properties, II, LLC,  
by deed from Jonathan Dieguez, said  
deed dated 03/17/2010 and recorded  
03/17/2010 in Book 2010-1, page  
48251.

**Improvements:**

Thereon being erected a two-story  
half-double dwelling with vinyl siding  
and shingle roof.

**Attorneys:**

McCabe Weisberg & Conway, PC

**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2016-07681**

**Location:**

114 Country Chase Drive, Wind  
Gap, PA 18091

**Parcel ID:**

G7/4/8-5/0406

**Reputed Owner:**

Daniel John Walker

ALL THAT CERTAIN parcel of land  
located in Bushkill Township, County  
of Northampton and Commonwealth  
of Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Daniel John Walker by deed  
from CMC Development Corporation,  
a Pennsylvania Corporation, said  
deed dated 02/26/2015 and recorded  
03/03/2015 in Book 2015-1, page  
32969.

**Improvements:**

Thereon being erected a two-story  
single dwelling with vinyl siding,  
shingle roof and attached two-car  
garage.

**Attorneys:**

McCabe Weisberg & Conway, PC

**No. 32**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2015-09341**

**Location:**

2746 Wassergass Road, Heller-  
town, PA 18055

**Parcel ID:**

Q8/8/5/0719

**Reputed Owners:**

Robert A. Christopher and Richard  
W. McCormick

ALL THAT CERTAIN tract,  
messuage or piece of land situated in  
Lower Saucon Township, County of  
Northampton and Commonwealth of  
Pennsylvania.

BEING THE SAME PREMISES  
granted and conveyed unto Robert A.  
Christopher and Richard W.  
McCormick, as joint tenants with the  
right of survivorship, by deed from  
James R. Zdepski and Deborah A.  
Zdepski, said deed dated 06/27/2002  
and recorded 07/09/2002 in Book  
2002-1, page 178002.

**Improvements:**

Thereon being erected a two-story  
single dwelling with aluminum siding  
and wood exterior, shingle roof, barn,  
detached two-car garage and in-  
ground swimming pool.

**Attorneys:**

KML Law Group, PC

**No. 33****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-11108****Location:**

3800 Farmersville Road, Easton,  
PA 18045

**Parcel ID:**

L8SE1/7/1/0324

**Reputed Owner:**

Steve A. Divietro

ALL THAT CERTAIN lot or parcel  
of land situate in Palmer Township,  
Northampton County, Pennsylvania.

BEING THE SAME PREMISES  
granted and conveyed unto Steve A.  
Divietro by deed from Steve A. Divietro  
and Lisa B. Divietro, husband and  
wife, said dated 10/12/2004 and  
recorded 10/20/2004 in Book  
2004-1, page 407160.

**Improvements:**

Thereon being erected a two-story  
single dwelling with vinyl siding and  
brick exterior, shingle roof and  
attached four-car garage.

**Attorneys:**

KML Law Group, PC

**No. 34****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-09094****Location:**

4209 Sullivan Trail, Easton, PA  
18040

**Parcel ID:**

J9/6/3A/0311

**Reputed Owner:**

Lydia A. Fulse

ALL THAT CERTAIN lot or piece of  
land situate in the Township of Forks,  
County of Northampton and State of  
Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Lydia A. Fulse by deed dated  
03/30/2001 and recorded 06/  
13/2001 in Book 2001-1, page  
109027.

**Improvements:**

Thereon being erected a ranch-  
style dwelling with brick exterior,  
shingle roof and attached one-car  
garage.

**Attorneys:**

KML Law Group, PC

**No. 35****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-01951****Location:**

1804 Treeline Drive, Easton, PA  
18040

**Parcel ID:**

K9SE2/4/8/0311

**Reputed Owners:**

Jonathan Hagenbuch a/k/a  
Jonathan Paul Hagenbuch a/k/a  
Jonathan P. Hagenbuch and Deanna  
Huguely a/k/a Deanna Huguely  
Hagenbuch

ALL THAT CERTAIN piece or  
parcel of land, with dwelling house  
thereon erected, situate in the  
Township of Forks, County of North-  
ampton and State of Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Jonathan P. Hagenbuch  
and Deanna Huguely, as joint tenants  
with the right of survivorship, by deed  
from Vito J. Colapietro and Vicki A.  
Colapietro, h/w, said deed dated  
10/27/2006 and recorded 10/  
27/2006 in Book 2006-1, page  
447453.

**Improvements:**

Thereon being erected a two-story  
single dwelling with vinyl siding and  
brick exterior, shingle roof and  
attached two-car garage.

**Attorneys:**

Udren Law Offices, PC

**No. 36****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-00414****Location:**

3620 Stephen Crane Lane,  
Bethlehem, PA 18017

**Parcel ID:**

M5SE2/2/8/0214

**Reputed Owners:**

Edward W. Sample and Dolores J. Sample

ALL THAT CERTAIN tract or parcel of ground situate along the east side of Stephen Crane Lane in Hanover Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which First National Bank of Allentown by deed dated 01/18/1984 and recorded 01/23/1984 in Book 660, page 290, conveyed unto Edward W. Sample and Dolores J. Sample, h/w.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached two-car garage.

**Attorneys:**

Pressman &amp; Doyle, LLC

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**No. 37****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-09924****Location:**

898 Briarstone Road, Bethlehem, PA 18017

**Parcel ID:**

M6SW4/8/1/0214

**Reputed Owner:**

Ian H. Twaddle

ALL THAT CERTAIN LOT or tract of land situated in Hanover Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES conveyed from Ian H. Twaddle and Ashley E. Culligan, joint tenants with the right of survivorship, to Ian H. Twaddle by deed recorded 11/01/2004 in Book 2004-1, page 423063.

**Improvements:**

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

**Attorney:**

Martha E. Von Rosenstiel, PC

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**No. 38****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-08559****Location:**

1404 Stones Crossing Road, Easton, PA 18045

**Parcel ID:**

M8/11/12C/0324

**Reputed Owners:**

Joseph Bingert and Sharon Bingert a/k/a Sharon Allers

ALL THAT CERTAIN lot or parcel of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Bingert and Sharon Allers, as joint tenants with right of survivorship, by deed from Herman T. Wallace and Ellen B. Wallace, h/w, said deed dated 07/25/2007 and recorded on 08/10/2007 in Book 2007-1, page 294135.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and attached two-car garage.

**Attorneys:**

Milstead &amp; Associates, LLC

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**No. 39****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-09965****Location:**

502 West Wilkes-Barre Street, Easton, PA 18042

**Parcel ID:**

L9SE4C/21/10/0310

**Reputed Owner:**

Renee Hicks

ALL THAT CERTAIN house and lot of lance, situated on the south side of Wilkes-Barre Street in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Marvin July and Renee Hicks, unmarried, as joint tenants with the right of survivorship, by deed from David Newton A. Bright, unmarried, said deed dated 03/04/2011 and recorded 03/17/2011 in Book 2011-1, page 60797. The said Marvin July became deceased on or about 10/18/2014 whereby title became vested solely in Renee Hicks.

**Improvements:**

Thereon being erected a two-story single dwelling with aluminum siding and shingle roof.

**Attorneys:**

Milstead & Associates, LLC

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-09297**

**Location:**

3222 East Boulevard, Bethlehem, PA 18017

**Parcel ID:**

M7SW1/7/24/0204

**Reputed Owners:**

Patrick B. Roche and Gina M. Roche

ALL THAT CERTAIN lot or parcel of ground situate in the 14th Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Patrick B. Roche and Gina M. Roche, as tenants by the entirety, by deed from Mark P. Brady, said deed dated 08/31/2006 and recorded 09/11/2006 in Book 2006-1, page 371911.

**Improvements:**

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

**Attorneys:**

Milstead & Associates, LLC

**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-07900**

**Location:**

403-405 East 9th Street, Northampton, PA 18067

**Parcel ID:**

M4NW2C/7/11/0522

**Reputed Owner:**

Roseann Humphrey

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate on the north side of Ninth Street in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Roseanna Humphrey and Giovanna Manganaro, by deed dated 04/21/2008 and recorded 04/28/2008 in Book 2008-1, page 122838, granted and conveyed unto Roseann Humphrey.

**Improvements:**

Thereon being erected a two-story single dwelling with brick exterior, slate roof and detached two-car garage.

**Attorneys:**

Powers Kim & Associates, LLC

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-06800**

**Location:**

4333 Winfield Terrace, Easton, PA 18045

**Parcel ID:**

M8SE1/7/8/0205

**Reputed Owner:**

Froilan A. Rodriguez

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Wayne B. Metroke, by deed dated 03/27/2008 and recorded 03/28/2008 in Book 2008-1, page 86326, granted and conveyed unto Froilan A. Rodriguez.

**Improvements:**

Thereon being erected a Cape Cod-style dwelling with vinyl siding and brick exterior, shingle roof and attached one-car garage.

**Attorneys:**

Powers Kirn & Associates, LLC

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**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-202016-07786**

**Location:**

707 South 23rd Street, Easton, PA 18042

**Parcel ID:**

L9SW4C/8/13/0837

**Reputed Owner:**

Derick Gibson

ALL THAT CERTAIN message, tenement, lot or piece of land on the west side of South 23rd Street in Wilson Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Thomas W. Fox and Wendy Lee Fox, h/w, by deed dated 06/27/2013 and recorded 07/02/2013 in Book 2013-1, page 17311, granted and conveyed unto Derick Gibson, married.

**Improvements:**

Thereon being erected a two-story half-double dwelling with brick exterior and shingle roof.

**Attorneys:**

Powers Kirn & Associates, LLC

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**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-05694**

**Location:**

429 Washington Boulevard, Bangor, PA 18013

**Parcel ID:**

F9/5/10/0134

**Reputed Owners:**

Earl W. Randolph and Pauline M. Randolph a/k/a Pauline Randolph

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Alex Nagy and Arlene Nagy, his wife, by deed dated 08/30/1976 and recorded 08/31/1976 in Book 522, page 370, granted and conveyed unto Earl W. Randolph and Pauline M. Randolph, his wife, as tenants by the entireties.

**Improvements:**

Thereon being erected a Cape Cod-style dwelling with aluminum siding, shingle roof and detached one-car garage.

**Attorneys:**

Stern & Eisenberg, PC

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**No. 46**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-08872**

**Location:**

1227 Winter Lane, Easton, PA 18040

**Parcel ID:**

K9/14/1-38/0311

**Reputed Owners:**

Jeffrey Peniston and Mildred Peniston

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Keith E. Moore and Elizabeth Moore, h/w, by deed dated 07/25/2007 and recorded 07/30/2007 in Book 2007-1, page 275382, granted and conveyed unto Jeffrey Peniston and Mildred Peniston, h/w, as tenants by the entireties.



**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof, attached two-car garage and in-ground pool.

**Attorneys:**

Hladik Onorato & Federman, LLP

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**No. 47****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-02852****Location:**

118 McNair Circle, Northampton,  
PA 18067

**Parcel ID:**

M4/3/4-32/0501

**Reputed Owners:**

Gerda Alexandre and James  
Delbrune

ALL THAT CERTAIN piece or parcel of land situate in the Township of Allen, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Gerda Alexandre and James Delbrune, h/w, by deed recorded 04/23/2013 in Book 2013-1, page 102319, granted and conveyed unto Gerda Alexandre.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and attached two-car garage.

**Attorneys:**

Shapiro & DeNardo, LLC

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**No. 48****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-08008****Location:**

408 Summit Street, Bethlehem,  
PA 18015

**Parcel ID:**

P6SW3B/9/4/0204

**Reputed Owner:**

Michael Stewart

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Terry L. Stewart and Michael Stewart, h/w, by deed from Terry L. Stewart, Executrix of the Estate of Marvin C. Heller, Sr. a/k/a Marvin C. Heller, deceased, said deed being dated 01/17/2003 and recorded 01/17/2003 in Book 2003-1, page 21640. By virtue of Terry L. Stewart's death on or about 12/04/2011, her ownership interest was automatically vested in the surviving tenant by the entirety.

**Improvements:**

Thereon being erected a two-story half-double dwelling with aluminum siding, shingle roof and detached two-car garage.

**Attorneys:**

Phelan Hallinan Diamond &  
Jones, LLP

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**No. 49****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-02409****Location:**

11 West 2nd Street, Unit 123,  
Bethlehem, PA 18015

**Parcel ID:**

P6/2/123/0204

**Reputed Owners:**

Melissa E. Shelly-Pektor a/k/a  
Melissa E. Shelly Pektor

ALL THAT CERTAIN unit #123 in the Lehigh Riverport Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Melissa E. Shelly-Pektor by deed from Lehigh Riverport Realty, L.P. s/b/m to Lehigh Riverport Development, LLC, said deed being dated

10/23/2006 and recorded 12/27/2006 in Book 2006-1, page 531740.

**Improvements:**

Thereon being a residential condominium unit located inside a converted commercial warehouse structure with brick exterior and flat roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

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**No. 53**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-10205**

**Location:**

427 West Berwick Street, Easton, PA 18042

**Parcel ID:**

L9SE4C/26/3/0310

**Reputed Owner:**

Terrey Property Management Co.  
ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which U.S. Bank, N.A., by its indenture dated 11/21/2013 and recorded 12/31/2013 in Book 2013-1, page 330183, granted and conveyed unto Terrey Property Management Co.

**Improvements:**

Thereon being erected a two-story half-double dwelling with brick exterior and shingle roof.

**Attorneys:**

Lewis and Walters

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**No. 54**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-08367**

**Location:**

805 Monocacy Street, Bethlehem, PA 18018

**Parcel ID:**

P6NW2B/8/6/0204

**Reputed Owners:**

Heavenly Holdings, LLC and Karin M. Smith a/k/a Karin Smith

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Heavenly Holdings, LLC, a PA Limited Liability Company, by deed from Joseph R. and Karin M. Smith, said deed dated 12/31/2005 and recorded 03/06/2006 in Book 2006-1, page 90281.

**Improvements:**

Thereon being erected a two-story half-double dwelling with aluminum siding and brick exterior and slate roof.

**Attorneys:**

Phelan Hallinan Diamond & Jones, LLP

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**No. 55**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-05940**

**Location:**

816 Hillside Avenue, Bethlehem, PA 18015

**Parcel ID:**

P6SE3A/8/3/0204

**Reputed Owner:**

Melanie Dancho, Executrix of the Estate of James M. Dancho

ALL THAT CERTAIN lot or piece of ground situate on the west side of Hillside Avenue in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE IS VESTED in James M. Dancho by deed from James M. Dancho, Executor of the Last Will and Testament of Margaret Dancho, said deed dated 09/15/2003 and recorded 10/02/2003 in Book 2003-1, page 411775. The said James M. Dancho died on 08/13/2015. Thereafter on 08/21/2015 Letters Testamentary were granted to Melanie Dancho,

nominating and appointing her as Executrix of the Estate of James M. Dancho.

**Improvements:**

Thereon being erected a Cape Cod-style dwelling with brick and stucco exterior, shingle roof and attached one-car garage.

**Attorneys:**

McCabe Weisberg & Conway, PC

**No. 56**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-01364**

**Location:**

1011 Pike Street, Easton, PA 18045

**Parcel ID:**

M8NE3/35/9/0324 and M8NE3/35/10/0324

**Reputed Owners:**

Randall K. Oakley a/k/a Randall Oakley a/k/a Randy Oakley; Barbara Jo Oakley a/k/a Barbara J. Oakley; and USA

ALL THAT CERTAIN parcel of land in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jose A. Echevarria, married, by deed dated 02/28/2005 and recorded 03/07/2005 in Book 2005-1, page 81899, granted and conveyed unto Randy Oakley and Barbara Jo Oakley, h/w. ALSO BEING THE SAME PREMISES which Township of Palmer by quit claim deed dated 04/16/2007 and recorded 06/22/2007 in Book 2007-1, page 231480, granted and conveyed unto Randy Oakley and Barbara Jo Oakley, h/w.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and shingle roof; also a second parcel of vacant land.

**Attorneys:**

Powers Kirm & Associates, LLC

**No. 57**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2016-08715**

**Location:**

4466 Meadow Drive, Nazareth, PA 18064

**Parcel ID:**

L7/5/16-46/0418

**Reputed Owner:**

Lakehouse Eastshore II, Ltd.

ALL THAT CERTAIN lot or parcel of land situate on the northerly side of Meadow Drive in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Francine M. Fillmore, by deed dated 10/04/2007 and recorded 10/05/2007 in Book 2007-1, page 367996, granted and conveyed unto Lakehouse Eastshore II, Ltd.

**Improvements:**

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached two-car garage.

**Attorneys:**

Martson Law Offices

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

DAVID J. DALRYMPLE

Sheriff

Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Apr. 13, 20, 27

**ATTORNEY POSITION**

Winegar, Wilhelm, Glynn & Roemersma is seeking an associate with 0-3 years' experience. The position is for a litigation attorney in the areas of Social Security, Employment and Workers' Compensation. Candidate must be hard working and have the ability to work independently in a fast-paced environment. Applicant must be licensed in both New Jersey and Pennsylvania. We offer a competitive salary, with health insurance and 401k/profit share benefits. Please send your resume, writing sample and references to Dennis Winegar, Managing Partner, winegar@wwgrlaw.com.

Apr. 20, 27

**FAMILY LAW/EDUCATION  
ASSOCIATE ATTORNEY (BETHLEHEM)**

KingSpry, a progressive, expanding regional law firm seeks a full-time entry-level Family Law/Education Attorney for our family and education law groups. Candidate must be capable of working independently, maintain confidentiality, be a self-starter, and work effectively with clients and others in the firm.

Requirements: proficient in Microsoft Office, including Word, Outlook and Excel. Possess excellent written and oral communication skills and be detail oriented.

Qualified applicants should submit resume and cover letter with salary requirements. Full benefit package provided.

Please submit cover letter and resume to Sarah O'Steen (sosteen@kingspry.com; (610) 332-0314 fax).

Apr. 20, 27

**PARALEGAL POSITION**

**IMMEDIATE OPENING** for a Paralegal. Experience in Plaintiff Personal Injury work preferred. Responsible for all aspects of the case, including extensive client contact, investigation, file development, pleadings, discovery, trial preparation and appeals. Additional requirements include the ability to work independently and excellent computer skills, including Word, Excel, and case management software, i.e. Amicus and PC Law helpful. Salary based upon experience. Health, dental and eye benefits, IRA employer match and bonus based upon performance.

E-mail or mail resume in confidence to:

Pfeiffer & Bruno, P.C.  
P.O. Box 468  
Easton, PA 18044-0468  
E-mail: [sdocker@pbmdlaw.com](mailto:sdocker@pbmdlaw.com)

No telephone calls please.

Apr. 13, 20, 27

**TODD A. KLUSKA d/b/a SERENE SCENE, Plaintiff v.  
POCONO FARMSTAND & NURSERY, THOMAS LOVITO,  
ANTHONY VELARDI and NATIONWIDE MUTUAL  
INSURANCE COMPANY, Defendants**

*Preliminary Objections—Punitive Damages.*

Plaintiff brought a negligence claim alleging that Defendant Pocono Farmstand & Nursery's employee, Defendant Anthony Velardi, was speeding in a truck carrying a large, improperly secured concrete block, which then fell off the back of the truck and struck Plaintiff's truck, causing extensive damage. Defendants filed preliminary objections requesting that the Court strike Plaintiff's request for punitive damages. Because the Court found that the facts alleged could support an award of punitive damages, it overruled Defendants' objections.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Action—No. C-48-CV-2016-2125.

JOHN E. KOTSATOS, ESQUIRE, for Plaintiff.

REBECCA E. JELLEN, ESQUIRE, for Defendants.

Order of the Court entered on August 12, 2016 by BELTRAMI, J.

*OPINION*

This case is before the Court on “Defendants’ Preliminary Objections to Plaintiff’s Amended Complaint,” which were submitted to the Court, on briefs, at Argument Court on July 26, 2016. For the reasons that follow, the Preliminary Objections will be sustained, in part, and overruled, in part.

On June 3, 2016, Plaintiff filed an Amended Complaint that alleges the following facts. On December 5, 2014, Defendant Anthony Velardi (“Velardi”) was operating a truck owned by Defendant Pocono Farmstand & Nursery (“PFN”), as PFN’s employee. (Am. Compl. ¶¶5, 19.) Velardi was traveling south on Route 512 in Pen Argyl directly in front of a truck being operated by Plaintiff. (*Id.* ¶19.) As Velardi rounded a corner, a large block of concrete dislodged from the bed of his truck and struck Plaintiff’s truck, causing extensive damage. (*Id.* ¶¶20, 35-37.) Plaintiff alleges that, at the time of the accident, Velardi was speeding and had failed to properly secure the concrete block on his truck. (*Id.* ¶43.) More specifically, Plaintiff alleges that Velardi did not tarp the concrete block, did not inspect the securement of the block in relation to its proper weight displacement, and did not apply edge restraints to secure it. (*Id.* ¶¶24, 26, 29-30.) Plaintiff alleges negligence and negligent entrustment and seeks damages for lost wages and property damage, as well as punitive damages.

On June 27, 2016, Defendants filed the instant Preliminary Objections, in which they first ask the Court to strike Plaintiff’s claims for punitive damages, as well as all references to “recklessness,” from the Amend-



ed Complaint. The Court will treat Defendants' first objection as one alleging "inclusion of ... impertinent matter," pursuant to Rule of Civil Procedure 1028(a)(2). To be impertinent, "the allegations must be immaterial and inappropriate to the proof of the cause of action." *Common Cause/Pennsylvania v. Commonwealth*, 710 A.2d 108, 115 (Pa. Commw. 1998).

Punitive damages are awarded to punish a person and/or entity for 'outrageous conduct.' *Kirkbride v. Lisbon Contractors, Inc.*, 521 Pa. 97, 555 A.2d 800, 802 (1989) (citing Restatement (Second) Torts § 908(1)). Conduct is considered 'outrageous' where a defendant's actions show[] either 'an evil motive or reckless indifference to the rights of others.' *J.J. DeLuca Company, Inc.*, 56 A.3d at 415-416 (citation omitted). 'Reckless indifference to the interests of others', or as it is sometimes referred to, 'wanton misconduct', means that the actor has intentionally done an act of an unreasonable character, in disregard of a risk known to him or so obvious that he must be taken to have been aware of it, and so great as to make it highly probable that harm would follow.

*McClellan v. Health Maintenance Organization of Pennsylvania*, 413 Pa.Super. 128, 604 A.2d 1053, 1061 (1992) (citations omitted).

The determination of whether a person's actions arise to outrageous conduct lies within the sound discretion of the factfinder ...

*Lomas v. Kravitz*, 130 A.3d 107, 128-29 (Pa. Super. 2015).

Accepting the facts pleaded in Plaintiff's Amended Complaint as true for purposes of ruling on the Preliminary Objections, the Court cannot determine that Plaintiff's claims for punitive damages are impertinent to Plaintiff's cause of action for negligence at this stage of the proceeding.<sup>1</sup> A reasonable jury could conclude that when one places a large, solid block of concrete onto the bed of a truck, fails to properly secure it, and then drives the truck on a public highway at a high rate of speed, there is an obvious risk, making it highly probable that a person traveling behind the truck will be harmed. Because the Court will not strike the punitive damages claims at this stage of the proceeding, there is no need to strike the references to recklessness from the Amended Complaint. For all of the above reasons, Defendants' first objection will be overruled.

Next, Defendants assert a demurrer, asking the Court to dismiss all claims against Defendant Nationwide Mutual Insurance Company ("Nationwide").<sup>2</sup> Any party may file preliminary objections alleging "legal insuff-

<sup>1</sup> Of course, this ruling is without prejudice to Defendants to move for summary judgment if Plaintiff is unable to establish these facts during discovery.

<sup>2</sup> In his Brief, Plaintiff states that he intends to voluntarily withdraw his claims against Nationwide "upon review and consideration of confirming discoverable information and/or documentation." (See Pl.'s Br. 2-3.) In the absence of Plaintiff's unqualified agreement to withdraw such claims, the Court must rule upon the demurrer.

ficiency of a pleading (demurrer).” Pa. R.C.P. No. 1028(a)(4). To sustain a demurrer, a court must be certain that the law will not permit recovery. *Commonwealth, Pennsylvania Game Commission v. Seneca Resources Corporation*, 84 A.3d 1098, 1103 (Pa. Commw. 2014). Any doubt as to whether the demurrer should be sustained must be resolved in favor of overruling it. *McCord v. Pennsylvanians for Union Reform*, 100 A.3d 755, 758 (Pa. Commw. 2014). In ruling on a demurrer, a trial court must accept all material factual averments in a complaint as true, as well as all inferences reasonably deducible therefrom. *Weiley v. Albert Einstein Medical Center*, 51 A.3d 202, 208 (Pa. Super. 2012). “Preliminary objections in the nature of a demurrer require the court to resolve the issues solely on the basis of the pleadings; no testimony or other evidence outside of the complaint may be considered to dispose of the legal issues presented by the demurrer.” *Hess v. Fox Rothschild, LLP*, 925 A.2d 798, 805 (Pa. Super. 2007) (quoting *Cardenas v. Schober*, 783 A.2d 317, 321 (Pa. Super. 2001)).

In this case, the only facts pleaded against Nationwide are that it is an insurance company and that it insures the other named defendants. (Am. Compl. ¶¶6-7.) There are no facts pleaded indicating that Nationwide acted or failed to act regarding this accident. Even if there were, the Court is unaware of any authority that would permit a plaintiff to directly sue a defendant’s auto insurance carrier based upon the negligence of its insured in causing an auto accident, and Plaintiff has not provided the Court with any such authority. To the contrary, the fact that the other defendants were insured against liability is not even admissible as evidence in this case. *See* Pa. R.E. 411. For all of the above reasons, Defendants’ demurrer will be sustained, and all claims against Nationwide will be dismissed.

In their final objection, Defendants ask the Court to strike all references to Nationwide from the Amended Complaint as impertinent. In light of the Court’s ruling on Defendants’ demurrer, and in light of Pennsylvania Rule of Evidence 411, this objection will be sustained, and the Court will strike all references to Nationwide from the Amended Complaint and will order the caption to be amended.

WHEREFORE, the Court enters the following:

#### ORDER

AND NOW, this 12th day of August, 2016, “Defendants’ Preliminary Objections to Plaintiff’s Amended Complaint,” filed on June 27, 2016, are hereby SUSTAINED, in part, and OVERRULED, in part.

All claims against Defendant Nationwide Mutual Insurance Company (“Nationwide”) are hereby DISMISSED. Paragraphs six and seven, along with any other reference to Nationwide, are hereby STRICKEN from the Amended Complaint.

The remaining defendants shall file an answer to Plaintiff’s Amended Complaint within twenty (20) days.

The caption is hereby amended and shall be noted as follows on all future pleadings and documents filed in this case:

IN THE COURT OF COMMON PLEAS OF  
NORTHAMPTON COUNTY, PENNSYLVANIA  
CIVIL ACTION

TODD A. KLUSKA DBA	)	
SERENE SCENE,	)	No. C-48-CV-2016-2125
Plaintiff	)	
	)	
v.	)	
	)	
POCONO FARMSTAND &	)	
NURSERY, THOMAS LOVITO, and	)	
ANTHONY VELARDI,	)	
Defendants	)	



Skeptics say she will never start her own company.

*A lawyer says she will.*

She is denied her loan.

*A lawyer helps her get one.*

She can't get a lease for office space.

*A lawyer sees to it that she does.*

She needs a business plan.

*A lawyer helps her draft one.*

Skeptics said she would never start her own company.

*A lawyer helped her prove them wrong.*

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Northampton County Bar Association

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***New information:***

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ADDRESS \_\_\_\_\_

\_\_\_\_\_

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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 24, 2017**