

Northampton County Reporter

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VOL. LIX

EASTON, PA March 23, 2017

NO. 64

Leroy Campbell, Plaintiff v. Chevy 21, Defendant

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INSERT: Pink: 1. Norfolk Tides vs. Lehigh Valley Iron Pigs
2. "Important New Developments in Personal Injury Law"
3. "Hearings Before the Divorce Master: What You Need to Know"
4. 2017 Calendar

NOTICE TO THE BAR...

Save the Date: Summer Outing, July 20, 2017

* * * * *

NCBA Iron Pigs Game: August 8, 2017.

See registration form inside.

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Northampton County Reporter
Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042
Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
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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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Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Senators Casey and Toomey Continue Bipartisan Agreement on District Court Vacancies, see page 25.

NCBA Committee Chairs – if you have not scheduled your first committee meeting for the year, please contact the NCBA Office.

NCBA Committees

Committees are forming and committee chairs are scheduling meetings. Did you send in your Committee Preference Form so you are included in the notices?

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.

Spring is nature's way of saying 'Let's party!' ~ *Robin Williams*

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**BRUMBAUGH, FRANK S.,** dec'd.

Late of Pen Argyl, Northampton County, PA

Personal Representatives: Wells Fargo Bank, N.A. and Martha A. Brumbaugh c/o Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorney: Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

GODSHALK, CHARLOTTE A., dec'd.

Late of the City of Wind Gap, Northampton County, PA

Executor: Larry M. Matthews, 221 Melissa Drive, Easton, PA 18045

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

HUMMEL, GERARD G., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Marian L. Hummel c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

NAJMI, MOOSA A. a/k/a MOOSA NAJMI, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Batoul Najmi and Christiane Yates c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

OWENS, THERESA M., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Grace L. Johnson c/o 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

SMITH, JACK D. a/k/a JACK DAVID SMITH, dec'd.

Late of North Catasauqua, Northampton County, PA

Executor: George W. Smith c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

SNYDER, GERALD C., dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Allen C. Snyder
c/o R. Nicholas Nanovic, Esquire,
Norris, McLaughlin & Marcus,
P.A., 515 W. Hamilton St., Suite
502, Allentown, PA 18101
Attorneys: R. Nicholas Nanovic,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 W. Hamilton
St., Suite 502, Allentown, PA
18101

ZIMMERMAN, WILLIAM R., dec'd.

Late of the Borough of West
Easton, Northampton County,
PA

Executrix: Debra-Sue
Zimmerman c/o Ellen M. Kraft,
Esquire, 4510 Bath Pike, Suite
201, Bethlehem, PA 18017
Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017

SECOND PUBLICATION

AYRE, MARIE A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Grayce A. Ayre c/o
Stanley M. Vasiliadis, Esquire,
Vasiliadis & Associates, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020
Attorneys: Stanley M. Vasiliadis,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

**BEDOYA, LUIS ANDRES a/k/a
LUIS A. BEDOYA,** dec'd.

Late of the Township of Palmer,
Northampton County, PA
Administratrix: Kimberly Ann
Abbood c/o Mark P. Albright,
Esquire, 403 Main Street, Heller-
town, PA 18055-1721
Attorney: Mark P. Albright,
Esquire, 403 Main Street, Heller-
town, PA 18055-1721

**BENDER, ELAINE M. a/k/a
ELAINE BENDER,** dec'd.

Late of the Borough of Northamp-
ton, Northampton County, PA
Administratrix: Angela Bender
c/o John M. Ashcraft, III,
Esquire, 20 North 5th Street,
Suite #1, Emmaus, PA 18049-
2406
Attorney: John M. Ashcraft, III,
Esquire, 20 North 5th Street,
Suite #1, Emmaus, PA 18049-
2406

DeROSE, GEORGE, dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executor: Lawrence G. DeRose,
2232 Toursdale Drive, Easton,
PA 18045
Attorneys: Charles Bruno,
Esquire, Pfeiffer & Bruno, PC, 44
N. 2nd Street, P.O. Box 468,
Easton, PA 18044-0468

**FIELDS, RICKY L. a/k/a RICKY
LEE FIELDS a/k/a RICKY
FIELDS,** dec'd.

Late of 440 W. 3rd Street,
Bethlehem, Northampton
County, PA
Executor: David Fields c/o
Stuart T. Shmookler, Esquire,
Gross McGinley, LLP, 33 S. 7th
Street, P.O. Box 4060, Allentown,
PA 18105-4060
Attorneys: Stuart T. Shmookler,
Esquire, Gross McGinley, LLP,
33 S. 7th Street, P.O. Box 4060,
Allentown, PA 18105-4060

HELLER, GLADYS A., dec'd.

Late of Palmer Township,
Northampton County, PA
Executors: Kevin Neal Heller and
Sherry L. Heller
Attorneys: Richard J. Schaedler,
Esquire, Butterfield-Joachim-
Schaedler-Kelleher, 901 West

Lehigh Street, Suite 200,
Bethlehem, PA 18018

KUCHAR, DORIS L., dec'd.

Late of 585 Village Drive,
Bethlehem, Northampton
County, PA

Co-Executrices: Jane K. Loupos,
370 East Dannersville Road,
Bath, PA 18014 and Sally M.
Rebhorn, 19 Millstone Drive,
Heighstown, NJ 08512

Attorneys: Joshua D. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northamp-
ton, PA 18067

LEWIS, IMELDA T., dec'd.

Late of 2511 Black River Road,
Bethlehem, Northampton
County, PA

Executrix: Christine A. Lewis,
122 Hampshire Drive, Sellers-
ville, PA 18960

Attorney: Christine A. Lewis,
Esquire, 122 Hampshire Drive,
Sellersville, PA 18960

MITKO, JOSEPH RICHARD, dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Administrator: Joseph K. Mitko
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

PERIN, BRIAN D., dec'd.

Late of Wind Gap, Northampton
County, PA

Executrix: Linda S. Mill-Perin c/o
Karl H. Kline, Esquire, Fitzpatrick
Lentz & Bubba, P.C., 4001
Schoolhouse Lane, P.O. Box 219,
Center Valley, PA 18034-0219

Attorneys: Karl H. Kline, Esquire,
Fitzpatrick Lentz & Bubba, P.C.,
4001 Schoolhouse Lane, P.O.

Box 219, Center Valley, PA
18034-0219

RODGERS, ROLLAND W., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executors: Susan E. Brophy,
Brenda M. Baxter and David M.
Rodgers c/o Judith A. Harris,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 West Hamilton
Street, Suite 502, Allentown, PA
18101

Attorneys: Judith A. Harris,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 West Hamilton
Street, Suite 502, Allentown, PA
18101

**SOWUL, RITA a/k/a RITA M.
SOWUL,** dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Kimberly DaRoja c/o
Lisa A. Pereira, Esquire, Broughal
& DeVito, L.L.P., 38 West Market
Street, Bethlehem, PA 18018

Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
L.L.P., 38 West Market Street,
Bethlehem, PA 18018

STERNER, GLENN E., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: C. Richard Chartrand
Attorney: Richard L. Campbell,
Esquire, 628 West Broad Street,
Bethlehem, PA 18018

**UNGER, AUGUST a/k/a AUGUST
J. UNGER,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: JoAnne Rose Stahl
c/o Timothy J. Duckworth,
Esquire, Mosebach, Funt,
Dayton & Duckworth, P.C., 2045
Westgate Drive, Suite 404,
Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

WALTHER, YVONNE S., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: John W. Flenner c/o Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

YAWNEY, KATHERINE a/k/a KATHERINE W. YAWNEY, dec'd.

Late of the Township of Lower Saucon, Northampton County, PA

Executrix: Maxine Ripper 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

THIRD PUBLICATION

BUSH, DONALD R. a/k/a DONALD R. BUSH, JR., dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA

Executor: Roy J. Bush

Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

KESTER, EDNA M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Sandra L. Caruso, 4 Columbia Circle, Richboro, PA 18954

Attorney: Mark A. Hutchinson, Esquire

LaMAGNA, MARIA A., dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Administrators: Wayne E. Batchelder, Jr. and Frank J. Batchelder 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

McCLAY, JEAN E., dec'd.

Late of Palmer Township, Northampton County, PA

Co-Administrators: Meaghan McClay, Jeannie Seetch and Malcolm M. McClay, 4th c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

METZGER, MELISSA SUE, dec'd.

Late of the Borough of Northampton, Northampton County, PA
Administrator: Alan G. Wells c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

Attorney: Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

RAYNER, MARY ANN a/k/a POLLY RAYNER, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Janet L. Ciliotta and Donald G. Ciliotta c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

Attorney: Richard J. Haber,
Esquire, 150 West Macada Road,
Bethlehem, PA 18017

ROMANSKY, ANDREW, JR. a/k/a

ANDREW ROMANSKY, dec'd.

Late of the Borough of Northampton, Northampton County, PA
Administratrix: Ann Marie Fullington c/o Amanda Racines Lovett, Esquire, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

Attorneys: Amanda Racines Lovett, Esquire, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

SIGAFOOS, WILLIAM J., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Executor: Dennis B. Sigafoos c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

TUCKER, HAROLD C. a/k/a HAROLD TUCKER, dec'd.

Late of the Township of Washington, Northampton County, PA
Executrix: Rebecca Michael 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

WILLIS, JACK N., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Susan Capobianco c/o Edward R. Petkevis, Esquire,

1380 Hornberger Avenue,
Roebling, NJ 08554

Attorneys: Edward R. Petkevis, Esquire, The Law Office of Edward R. Petkevis, PC, 1380 Hornberger Avenue, Roebling, NJ 08554

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on March 8, 2017, for the purposes of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106. The name of the Limited Liability Company is:

ALL MONUMENTS LLC

Alfred S. Pierce, Esquire
Pierce & Steirer, LLC
124 Belvidere Street
Nazareth, PA 18064

Mar. 23

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 13, 2017, the Petition of Daniel and Marnie Clearie was filed in Northampton County Court of Common Pleas at No. C-48-CV-2017-1821, seeking to change the name of minor child from Benjamin Logan Clearie to Logan Mae Clearie. The Court has fixed Wednesday, April 12, 2017 at 9:00 a.m., in courtroom #5 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.

Mar. 23

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2017, the Petition of Francis Bobeck was filed in Northampton County Court of Common Pleas at No. C-48-CV-2017-1651, seeking to change the name of Petitioner from Francis Bobeck to Frankie Bobeck. The Court has fixed Wednesday, April 26, 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.

Mar. 23

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE CONGREGATION
CHILDREN OF ISRAEL
O.C. NO. 2017-0148**

TO: MEMBERS AND THEIR HEIRS,
EXECUTORS AND ADMINISTRATORS,
DIRECTORS, AGENTS,
EMPLOYEES, TRUSTEES AND
SUCCESSORS AND ASSIGNS OF
CONGREGATION CHILDREN OF
ISRAEL, A PENNSYLVANIA NOT-
FOR-PROFIT CORPORATION

The Commonwealth of Pennsylvania, acting as parens patriae, has filed a Petition with the above court seeking to appoint Bnai Abraham Synagogue as Successor Trustee to the cemetery, located at Arndt Road and Bushkill Drive, Forks Township, Northampton County, deeded to the Congregation Children of Israel Synagogue, in order for it to allow the continue operating of the Cemetery. A hearing has been scheduled in Courtroom 4, Northampton County Courthouse, 669 Washington Street, Easton, PA, at which time anyone

claiming an interest in the relief sought in the above petition can be heard. The hearing will commence at 9 a.m. on Thursday, April 6, 2017. Persons wishing to view the petition may contact Pamela Fingerhut, Deputy Attorney General, by telephone at (215) 560-2757 or by mail at Office of Attorney General, 21 S. 12th Street, Third Floor, Philadelphia, PA 19107.

Mar. 23, 30

**IN THE COURT OF
COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL ACTION—LAW**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Nationstar Mortgage LLC,
Plaintiff

vs.

The Unknown Heirs of
Wayne E. Van Ness, Jr., Deceased,
Mortgagor and Real Owner,
Defendant(s)

NO. C-48-CV-2017-01197

To: The Unknown Heirs of Wayne E. Van Ness, Jr., Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 2407 Victor Street, Easton, PA 18042

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to No. C-48-CV-2017-01197, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2407 Victor Street, Easton, PA 18042, whereupon

your property will be sold by the Sheriff of Northampton County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, 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 Complaint 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 or cannot afford one, 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.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

MICHAEL T. McKEEVER, ESQUIRE
KML LAW GROUP, P.C.
Attys. for Plaintiff

Mellon Independence Center
701 Market St.
Ste. 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Mar. 23

**SHERIFF'S SALE OF
VALUABLE REAL ESTATE**

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 7, 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-2016-08109**

Location:

3151 Penn Dixie Road, Nazareth,
PA 18064

Parcel ID:

K6/5/2A/0432

Reputed Owner:

Bryan C. Snyder

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

TITLE TO SAID PREMISES IS VESTED IN Bryan C. Snyder, as sole owner, by Deed from John C. Oswald, married, Dated 09/28/2007, Recorded 10/02/2007 in Book 2007-1, Page 360672 and Instrument # 2007045641.

Improvements:

Thereon being erected a ranch-style dwelling with stucco exterior, shingle roof and detached two-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09964

Location:

14 West Applegate Avenue, Pen
Argyl, PA 18072

Parcel ID:

E8NE2A/19/2/0625

Reputed Owners:

Steven Escobedo and Kelly
Escobedo

ALL THAT CERTAIN building lot,
piece or parcel of land situate in the
Borough of Pen Argyl, County of
Northampton and State of Pennsyl-
vania.

TITLE TO SAID PREMISES IS
VESTED IN Steven Escobedo and
Kelly Escobedo, h/w, by Deed from
Robert D. Sabatino, Dated 05/
30/2003, Recorded 06/03/2003, in
Book 2003-1, Page 202573.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07940

Location:

85 Main Street, West Easton, PA
18042

Parcel ID:

L9SW3D/15/2/0835

Reputed Owners:

Sonia Medina and Hector Medina,
Jr.

ALL THAT CERTAIN lot or piece of
ground situate in West Easton
Borough, County of Northampton,
Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS
VESTED IN Sonia Medina, widow, by

Deed from Sonia Medina, widow and
Hector Medina, Jr., Dated 08/
09/2013, Recorded 08/09/2013, in
Book 2013-1, Page 211260.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08708

Location:

233 North 11th Street, Easton, PA
18042

Parcel ID:

L9NE4D/25/15/0310

Reputed Owners:

Frank S. Graziano, Jr. and Donna
M. Graziano

ALL THAT CERTAIN lot or piece of
ground, situate on the East side of
North Eleventh Street, in the City of
Easton, County of Northampton, and
State of Pennsylvania.

TITLE TO SAID PREMISES IS
VESTED IN Frank S. Graziano, Jr.
and Donna M. Graziano, h/w, by
Deed from Stanley S. Wagner and
Michelle Wagner, h/w, dated
05/26/1994, recorded 06/03/1994
in Book 1994-6, Page 33423.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10743

Location:

649 Arndt Road, Easton, PA
18040

Parcel ID:

K9SW3/2/7/0311

Reputed Owners:

Richard Rodriguez and Cynthia M. Rodriguez

ALL THAT CERTAIN parcel of land in the Township of Forks, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Richard Rodriguez and Cynthia M. Rodriguez, by Deed from Christopher D. Iresabal, by his Agent, Roseanne E. Iresabal, Dated 11/26/2002, Recorded 12/04/2002, in Book 2002-1, Page 342015.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-04844**

Location:

4186 Cashew Drive, Walnutport, PA 18088

Parcel ID:

J3/1/2D-3/0516

Reputed Owners:

Raphael Marte a/k/a Rafael Marte and Mercedes Marte

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

TITLE TO SAID PREMISES IS VESTED IN Mercedes Marte and Rafael Marte, h/w, by Corrective Deed from William J. Jones, III and Debra K. Jones, h/w, Dated 04/03/2006, Recorded 08/02/2006, in Book 2006-1, Page 311942.

Improvements:

Thereon being erected a ranch-style dwelling with stucco exterior,

shingle roof and detached two-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02748**

Location:

2219 Main Street, Northampton, PA 18067

Parcel ID:

L4SW1C/2/3/0522

Reputed Owners:

Charles G. Silket, Jr. and Lisa M. Wampler

ALL THAT CERTAIN message or tenement and half of a double brick house, now known as #2219 Main Street, situate on the East side of Main Street, between Twenty-second and Twenty-third Streets, in the Borough of Northampton County of Northampton and State of Pennsylvania.

BEING the same premises which Marjorie M. Daumer, Widow, by Deed dated November 10, 2005, and recorded November 14, 2005, in the Office of the Recorder of Deeds in and for the County of Northampton, Pennsylvania, in Book 2005-1, Page 453187, as Instrument No. 2005060911, granted and conveyed unto Lisa M. Wampler and Charles G. Silket, Jr., in fee.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09375**

Location:

33 Davey Avenue, Pen Argyl, PA 18072

Parcel ID:

D8SE3C/18/3/0625

Reputed Owners:

Roy Layton and Margaret S. Layton

ALL THAT CERTAIN messuage or tenement and tract of land, situated in the borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES WHICH Todd Albert and Carmela Albert, husband and wife by Deed dated 3/30/2001 and recorded 4/5/2001 in the County of Northampton in Volume 2001-1, Page 54187 conveyed unto Roy Layton and Margaret S. Layton, husband and wife, in fee.

Improvements:

Thereon being erected a two-story single dwelling with aluminum siding, slate roof and detached one-car garage.

Attorneys:

KML Law Group, PC

No. 10**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07456****Location:**

1410 Nectarine Road, Danielsville, PA 18038

Parcel ID:

G3/2/12C/0516

Reputed Owner:

Jason. J. Szerencits

ALL THAT CERTAIN TRACT, PARCEL, OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENN SYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO JASON SZERENCITS A/K/A JASON J. SZERENCITZ BY DEED FROM BRENDA LEE RISSER, DATED

07/09/2007 AND RECORDED 07/12/2007 IN BOOK 2007-1 PAGE 255939.

Improvements:

Thereon being erected a mobile home with aluminum siding and roof and detached two-car garage.

Attorneys:

KML Law Group, PC

No. 11**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08204****Location:**

1386 Puggy Lane, Bethlehem, PA 18015

Parcel ID:

Q6NW2/8/5/0719

Reputed Owner:

Daniel D. Gaughan

ALL THAT CERTAIN tract of land and the improvements thereon, located on the south side of Puggy Lane, west of Cannon Avenue, in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania.

Being the same premises granted and conveyed unto Daniel D. Gaughan, individual by deed from Richard J. Gaughan and Nancy Gaughan, husband and wife, dated 6/28/2005 and recorded 8/24/2005 in Book 2005-1 page 325152.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 12**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-6400****Location:**

215 Buttermilk Road, Easton, PA 18042

Parcel ID:

P9/10/1A/0836

Reputed Owners:

Jill E. Gushard and Wade E. Gushard

ALL THAT CERTAIN message, tract or piece of land SITUATE in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania.

Being the same premises granted and conveyed unto Wade E. Gushard and Jill E. Gushard, husband and wife by deed from John S. Horvath dated 9/16/2005 and recorded 10/25/2005 in Book 2005-1 Page 420215.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07809**

Location:

852 Hillview Drive, Walnutport, PA 18088

Parcel ID:

J2/8/5B/0516

Reputed Owners:

Jesse A. Juris, Mary J. Juris and Jerome M. Juris

ALL THAT CERTAIN message, tenement and lot or piece, parcel or tract of land situate on the southeast side of Hillview Drive in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

Being the same premises granted and conveyed unto Jerome M. Juris and Mary J. Juris, married, as tenants by the entireties and Jesse A. Juris, as tenants in common by deed from Terry A. Snyder and Carol Jean Snyder, his wife, dated 10/12/2007

and recorded 11/02/2007 as Instrument Number 2007052051 Book 2007-1 Page 400712, of Official Records.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06056**

Location:

663 Spring Garden Street, Easton, PA 18042

Parcel ID:

L9NE4C/25/3A/0310

Reputed Owners:

William C. Worsley and Debbie Worsley

All that certain message, tenement and tract or piece of land, together with all of the improvements thereon situate on the North side of Spring Garden Street and known as No. 663 Spring Garden Street, Easton, Northampton County, Pennsylvania.

BEING the same property conveyed to William Worsley who acquired title by virtue of a deed from Harold F. Smith, Jr., dated April 29, 2005, recorded May 10, 2005, at Document Number 2005025440, and recorded in Book 2005-1, Page 172523, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 16
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11029

Location:

151 Boro Vu Drive, Northampton,
PA 18067

Parcel ID:

L4NW4A/12/28/0501

Reputed Owners:

Stacy Chlebove and Ian Chlebove

All that certain message, tenement, and lot or parcel of land situate in the Township of Allen, Northampton County, Pennsylvania.

Being the same property conveyed to Ian Chlebove and Stacy Chlebove, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Harold S. Bloch and Lori A. Bloch, husband and wife, dated November 30, 2012, recorded December 5, 2012, at Instrument Number 2012039246, and recorded in Book 2012-1, Page 292247, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00424

Location:

644 Mulberry Drive, Nazareth, PA
18064

Parcel ID:

K7/19/13-311/0418

Reputed Owners:

William F. Madera and Jill Makarovsky

All that certain tract or parcel of land situate in the Township of Lower

Nazareth, County of Northampton, and Commonwealth of Pennsylvania.

BEING the same property conveyed to William F. Madera and Jill Makarovsky, as joint tenants with the rights of survivorship who acquired title by virtue of a deed from Trio Farms PA, LLC, Land Owner and Kay Trio, LLC, Equitable Owner, dated November 19, 2013, recorded December 2, 2013, at Deed Book 2013-1, Page 309931, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07197

Locations:

713 Washington Street, Easton,
PA 18042

Parcel ID:

L9SE1C/16/2/0310

Reputed Owner:

Vielka Griffith

All that certain message, tenement and place or parcel of ground situated in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, on the North side of Washington Street and corner of Oak Alley.

Being the same property conveyed to Vielka Griffith, no marital status shown, who acquired title by virtue of a deed from Jas Hohnstine, no marital status shown, dated March 14, 2008, recorded March 26, 2008, at Instrument Number 2008010687, and recorded in Book 2008-1, Page 83560, Office of the Recorder of Deeds, Northampton County, Pennsylvania.

Improvements:

Thereon being erected a two-story apartment building with aluminum siding and shingle roof.

Attorneys:

Manley Deas Kochalski, LLC

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06274**

Location:

4338 Bedford Drive, Bethlehem, PA 18020

Parcel ID:

M7NE3/4/21/0205

Reputed Owners:

Nicole Peterson and Steven Peterson

All that certain tract or land, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Elvin A. Ubiera and Elizabeth Ubiera, husband and wife, by Deed dated 7/23/04 and recorded 8/2/04 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2004-1, Page 298107, and Instrument #2004047921, granted and conveyed unto Steven Peterson and Nicole Peterson, husband and wife, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11732**

Locations:

1338 Newport Avenue, Northampton, PA 18067

Parcel ID:

M4NW2D/2/2/0522

Reputed Owner:

Ralph Cestare, Sr.

ALL THAT CERTAIN message or tenement and half of a double cement block house, situate on the West side of Newport Avenue in the Fourth Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Felix M. Brito and Melissa J. Brito, husband and wife, by Deed dated 7/8/09 and recorded 7/10/09 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 20091, Page 177184, and Instrument #2009024421, granted and conveyed unto Ralph Cestare, Sr., a married person, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02609**

Location:

242 10th Street, Easton, PA 18042

Parcel ID:

L9SW3D/5/12/0835

Reputed Owners:

Sean O'Dowd and Andrea N. Kulp

ALL THOSE TWO CERTAIN lots or pieces of ground situate in the Borough of West Easton, County of Northampton, and Commonwealth of Pennsylvania.

BEING IN THE SAME PREMISES which Michael D. Weston and Catherine F. Weston, husband and wife, by Deed dated 5/31/06 and recorded 6/2/06 in the Office of the

Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 219852 and Instrument #2006033250,, granted and conveyed unto Sean O'Dowd and Andrea N. Kulp, in fee.

Improvements:

Thereon being erected a ranch-style dwelling with vinyl siding, shingle roof and detached one-car garage.

Attorneys:

Shapiro & DeNardo, LLC

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08661**

Location:

3416 Walnut Street, Bethlehem, PA 18020

Parcel ID:

N7NE4/1/1/0205

Reputed Owners:

Jason Velazquez and Amy J. Pacheco

All that certain lot or piece of ground, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

Title to said Premises vested in Jason Velazquez and Amy J. Pacheco, as joint tenants with the right of survivorship and not as tenants in common by Deed from Joseph C. Volkert and Michelle L. Williamson, n/b/m Michelle Williamson Volkert dated September 16, 2008 and recorded on September 22, 2008 in the Northampton County Recorder of Deeds in Book 2008-1, Page 264661.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08537**

Location:

303 Hamilton Avenue, Bethlehem, PA 18017

Parcel ID:

N6SE1C/5/4/0204

Reputed Owners:

Clive V. Hinds and Felicia M. Garcia

ALL THAT CERTAIN lot and tract or parcel of land situate in the fourteenth ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which Martin H. Mease and Sue Ann Mease by Deed dated May 9, 2004 and recorded June 23, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1 Pg 266520 granted and conveyed unto Clive V. Hinds and Felicia Garcia, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.

Improvements:

Thereon being erected a Cape Cod-style dwelling with brick exterior, shingle roof and detached two-car garage.

Attorneys:

Stern & Eisenberg, PC

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06647**

Location:

1336 3rd Street, North Catasauqua, PA 18032

Parcel ID:

M4SE4A/11/4/0923

Reputed Owners:

David M. Luksa and Diane R. Luksa

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situated in the Borough of North Catasauqua, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto David M. Luksa and Diane R. Luksa by deed from David M. Luksa, said deed dated 1/5/2009 and recorded 1/28/2009 in Book 2009-1, page 15856.

Improvements:

Thereon being erected a two-story row home with brick exterior and shingle roof.

Attorneys:

KML Law Group, PC

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00744**

Location:

824 Radclyffe Street, Bethlehem, PA 18017

Parcel ID:

N6SE3B/15/10/0204

Reputed Owner:

Rosalie Waldruff

ALL THAT CERTAIN lot, parcel or piece of land, with the dwelling thereon erected, hereditaments and appurtenances, situate, lying and being in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Rosalie Waldruff by deed from David C. Sweitzer and Denise A. Sweitzer, said deed dated 01/19/1996 and recorded 01/25/1996 in Deed Instrument #1996002359.

Improvements:

Thereon being erected a two-story row home with brick exterior and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07172**

Location:

612 Cherokee Street, Bethlehem, PA 18015

Parcel ID:

P6SW2C/6/5/0204

Reputed Owner:

Stavros Kiprizlis

ALL THAT CERTAIN tract of land situate on the northwestern side of Cherokee Street in the City of Bethlehem, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 10/31/2005 and recorded 11/02/2005 in Deed Book 2005-1, page 436464, were granted and conveyed unto Stavros Kiprizlis.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06427**

Location:

1448 Elm Street, Easton, PA 18042

Parcel ID:

L9SW3B/9/4/0310

Reputed Owners:

Domenic A. Desei, Judith K. Desei and USA

ALL THAT CERTAIN lot of land situated in the City of Easton, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 11/20/2003

and recorded on 11/26/2003 in Deed Book 2003-1, page 494327, were granted and conveyed unto Domenic A. Desei, Judith K. Desei and USA.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

**No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00728**

Location:

3608 Freemansburg Avenue,
Bethlehem, PA 18020

Parcel ID:

N7NE4/54/12/0205

Reputed Owners:

Pagats Properties, LLC, and James L. Pagats

ALL THAT CERTAIN parcel of land situate at the southeast corner of Easton Avenue and Seventh Street in the Prospect Heights section of Bethlehem Township, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 12/02/1999 and recorded on 02/14/2000 in Deed Book 2000-1, page 16533, were granted and conveyed unto Pagats Properties, LLC, and James L. Pagats.

Improvements:

Thereon being erected a commercial automotive service station with brick exterior, shingle roof, attached three-car garage, and two gasoline pumps.

Attorneys:

Portnoff Law Associates, Ltd.

**No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11798**

Location:

1124 Wynnewood Drive, Northampton, PA 18067

Parcel ID:

M4/1/1-56/0501

Reputed Owner:

Jason Lauchnor

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

BEING THE SAME PREMISES which, by deed dated 06/08/2005 and recorded 06/20/2005 in Deed Book 2005-1, page 228758, were granted and conveyed unto Jason Lauchnor.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

**No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06595**

Location:

3535 Church Road, Bethlehem,
PA 18020

Parcel ID:

M8/1/5/0205

Reputed Owner:

Deborah A. Bouman

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 07/18/2007 and recorded 07/24/2007 in Deed Book 2007-1, page 269511, were granted and conveyed unto Deborah A. Bouman.

Improvements:

Thereon being erected a ranch-style dwelling with brick and stucco

exterior, shingle roof and attached two-car garage.

Attorneys:

Portnoff Law Associates, Ltd.

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08125

Location:

421 Fox Run, Easton, PA 18042

Parcel ID:

M9NW1B/20/7/0837

Reputed Owners:

Russell R. Montilone a/k/a
 Russell Montilone and Margarita Montilone

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Julie J. Hicklin a/k/a Julie J. Shellaway, by deed dated 10/23/2009 and recorded 10/30/2009 in Deed Book 2009-1, page 274786, granted and conveyed unto Russell Montilone and Margarita Montilone, h/w, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03802

Location:

714 Fairlane Avenue, Nazareth, PA 18064

Parcel ID:

H6/23/9H/0406

Reputed Owners:

Charles Debrabander and Annabelle Debrabander

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

TITLE TO SAID PREMISES is vested in Charles Debrabander and Annabelle Debrabander, h/w, by deed from Homequity, Inc., a Connecticut corporation, said deed dated 04/21/1967 and recorded 05/03/1967 in Deed Book 293, page 378.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00929

Location:

1043 Washington Street, Easton, PA 18042

Parcel ID:

L9SE1D/21/42/0310

Reputed Owners:

Betty Smith, Willie Brown and USA

ALL THAT CERTAIN frame house and lot or piece of land situate on the north side of Washington Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Anthony J. Hanni, Jr., and Habouk P. Shumar, by deed dated 04/30/1998 and recorded 05/07/1998 in Deed Book 1998-1, page 57168, granted and conveyed unto Betty Smith.

Improvements:

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

Attorneys:

Law Offices of Gregory Javardian,
LLC

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05022**

Location:

510-512 Reynolds Street, Easton,
PA 18042

Parcel ID:

M9NE1B/3/1A/0310

Reputed Owner:

Westley Mason

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

TITLE TO SAID PREMISES is
vested in Westley Mason by deed from
Wendy M. Tanasijczuk n/k/a Wendy
Haggerty, said deed dated 06/
28/2010 and recorded 07/06/2010
in Book 2010-1, page 131437.

Improvements:

Thereon being erected a two-story
duplex with vinyl siding and slate
roof.

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07180**

Location:

189 Jonathan Drive, Easton, PA
18045

Parcel ID:

M8SE3/3/18A/0324

Reputed Owners:

Carl M. Corpora and Caroline N.
Corpora

ALL THAT CERTAIN lot or piece of
ground situate on the west side of
Jonathan Drive in the Township of
Palmer, County of Northampton and
Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is
vested in Carl M. Corpora and
Caroline N. Corpora, h/w, by deed
from Beverly Berg Kass, Executrix of
the Estate of Sadie Berg a/k/a Sadie
R. Berg, deceased, said deed dated
12/06/1993 and recorded 12/
09/1993 in Book 1993-3, page 5707.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08110**

Location:

720 Williams Street, Easton, PA
18042

Parcel ID:

M9NE1C/1/3B/0310

Reputed Owners:

Elizabeth Snyder and Wendy L.
Zeller, as Known Heirs and as
Co-Personal Representatives of the
Estate of Donald J. Snyder; Estate of
Donald J. Snyder; Shane Snyder,
Known Heir of Donald J. Snyder; and
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associa-
tions claiming right, title or interest
from or under Donald J. Snyder

ALL THAT CERTAIN lot or tract of
land situate on the southwardly side
of Williams Street in the City of
Easton, County of Northampton and
Commonwealth of Pennsylvania.

TITLE TO SAID premises is vested
in Donald J. Snyder by deed from
Donald J. Snyder and Linda Snyder,
said deed dated 11/21/2003 and
recorded 12/03/2003 in Deed Book
2003-1, page 500628.

Improvements:

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

Attorneys:

Udren Law Offices, PC

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07484**

Location:

West Walnut Street, Bethlehem,
PA 18018

Parcel ID:

P6NE1D/14/13A/0204

Reputed Owner:

City Living Urban Renewal Group,
LLC

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

BEING THE SAME PREMISES which, by deed dated 04/19/2011 and recorded on 04/21/2011 in Deed Book 2011-1, page 85715, were granted and conveyed unto City Living Urban Renewal Group, LLC.

Improvements:

Thereon being erected a commercial parking garage structure.

Attorneys:

Portnoff Law Associates, Ltd.

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07484**

Location:

West Walnut Street, Bethlehem,
PA 18018

Parcel ID:

P6NE1D/14/13B/0204

Reputed Owner:

City Living Urban Renewal Group,
LLC

ALL THAT CERTAIN lot or piece of ground situate in the City of

Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 04/19/2011 and recorded on 04/21/2011 in Deed Book 2011-1, page 85690, were granted and conveyed unto City Living Urban Renewal Group, LLC.

Improvements:

Thereon being erected a commercial parking garage structure.

Attorneys:

Portnoff Law Associates, Ltd.

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07063**

Location:

1620 East 6th Street, Bethlehem,
PA 18015

Parcel ID:

P7SW1B/8/3/0204

Reputed Owner:

Kady T. Johnson

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

BEING THE SAME PREMISES which, by deed dated 12/19/1996 and recorded on 12/19/1996 in Deed Book 1996-1, page 133071, were granted and conveyed unto Kady T. Johnson.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06670**

Location:

1216 Pembroke Road, Bethlehem,
PA 18017

Parcel ID:

N7SW4D/5/2B/0204

Reputed Owner:

Steven J., Inc.

ALL THAT CERTAIN lot or piece of land situate on the south side of Pembroke Road in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which, by deed dated 06/18/2007 and recorded on 12/20/2007 in Deed Book 2007-1, page 452724, were granted and conveyed unto Steven J., Inc.

Improvements:

Thereon being erected a commercial service garage with aluminum siding, flat roof, three service bays and car lot.

Attorneys:

Portnoff Law Associates, Ltd.

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

Mar. 16, 23, 30

LEGAL ASSISTANT

City of Bethlehem Law Bureau seeks full-time paralegal with broad experience, capabilities and organizational skills to provide support to solicitor staff. Primary task is answering Right to Know Law requests. Tasks also include clerical duties, correspondence, contracts preparation, insurance claims processing and special projects as assigned. Experience with municipal government law and PA Right to Know Law preferred. Send resumes to City of Bethlehem Law Bureau, 10 East Church Street, Bethlehem, PA 18018 or e-mail to CBartera@bethlehem-pa.gov. Submission deadline April 14, 2017.

Mar. 16, 23, 30; Apr. 6



For Immediate Release: March 10, 2017
Contact: Steve Kelly (Toomey) 610-434-1444
Jacklin Rhoads (Casey) 202-228-6367

Senators Casey and Toomey Continue Bipartisan Agreement on District Court Vacancies

WASHINGTON, DC – Pennsylvania’s U.S. Senators, Bob Casey Jr. and Pat Toomey, announced today they will continue their bipartisan judicial agreement, which has already succeeded in filling 14 vacancies on federal district courts in Pennsylvania.

Sens. Casey and Toomey look forward to continuing this bipartisan process under President Trump, and appointing individuals who demonstrate the intelligence, experience, and character to serve Pennsylvania well on the federal bench.

“I look forward to working with Sen. Toomey again to recommend highly qualified candidates to the federal bench,” **Sen. Casey said**. “The bipartisan process Sen. Toomey and I have engaged in has helped put 16 judges on the federal bench. Filling these judicial vacancies is critical for the administration of justice in Pennsylvania.”

“Since 2011, Sen. Casey and I have worked to confirm 14 qualified jurists to fill district court vacancies on the federal bench. This is more than every other state except California and Texas during that time,” **said Sen. Toomey**. “We will continue our bipartisan agreement to ensure that the most capable, knowledgeable and ethical candidates become federal judges serving Pennsylvania.”

U.S. District Court Vacancies in Pennsylvania

Sens. Casey and Toomey will employ the following process to fill vacancies on the federal district courts in Pennsylvania:

- Separate judicial nomination advisory panels will be established in the Eastern District and Western District of Pennsylvania, where the federal district courts currently have judicial vacancies.
- These panels will screen applicants for judicial vacancies and submit the names of qualified applicants to the two U.S. Senators.

- Each panel will be made up of 20 members, including two co-chairs. Sens. Casey and Toomey will each appoint nine panel members and one co-chair.
 - **Eastern District Panel Co-Chairs:** Robert Ross – Senior Partner at Ross Feller Casey, LLP; John J. Soroko — Chairman and CEO, Duane Morris LLP
 - **Western District Panel Co-Chairs:** Michael Adams – Founder and Managing Partner, Mike Adams & Associates, LLC; Heather S. Heidelbaugh — Partner with Leech Tishman
- Applicants will be required to complete and submit the questionnaire approved by the Senate Judiciary Committee.

Persons interested in being considered for an appointment should email the address corresponding to their district:

Eastern District: judgeappEDPA@toomey.senate.gov and/or judicial_nominations@casey.senate.gov

Western District: judgeappWDPA@toomey.senate.gov and/or judicial_nominations@casey.senate.gov

The deadline for applicants to submit the completed Senate Judiciary questionnaire in both the Eastern and Western District is no later than April 10, 2017 at 8:00 am.

There are currently no vacancies in the Middle District. When vacancies occur the senators will employ a similar process.

Mar. 23

LEROY CAMPBELL, Plaintiff v. CHEVY 21, Defendant***Preliminary Objections—Demurrer—Insufficient Specificity—Pro Se Litigants.***

Plaintiff received by mail a “scratch & win” from Defendant and believed he won a prize. After unsuccessfully attempting to claim his prize, Plaintiff filed suit as a *pro se* litigant, alleging that “Defendant was deceptive.”

Defendant raised three Preliminary Objections to Plaintiff’s Complaint, one of which asserted the failure to conform to law or rule of court. Specifically, Defendant contended that pursuant to Rule 1019(i) of the Pennsylvania Rules of Civil Procedure, Plaintiff was required to attach a writing—the “scratch & win” mailing—to the Complaint. The Court overruled this Preliminary Objection to the extent that the Complaint did, in fact, contain copies of the “scratch & win” mailing.

The remaining Preliminary Objections were in the nature of a demurrer and a challenge based upon insufficient specificity. The Court reasoned that Plaintiff’s recitation of the facts and the averment “Defendant was deceptive” failed to set forth the requisite factual and legal sufficiency, even under the “less stringent standard” applied to the pleadings of *pro se* litigants. This conclusion was highlighted by Plaintiff’s briefs in opposition to Defendant’s Preliminary Objections. These briefs appeared to set forth new legal theories and provide the legal context missing from the Complaint. Accordingly, the Court sustained the balance of Defendant’s Preliminary Objections.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. CV-2016-8070.

Leroy Campbell, Pro Se.

SAMUEL E. COHEN, ESQUIRE, for Defendant.

Order of the Court entered on February 14, 2017 by MURRAY, J.

ORDER

AND NOW, this 14th day of February, 2017, upon consideration of the Preliminary Objections to Plaintiff’s Complaint and the Brief in Support of the same filed by Defendant, Chevy 21 (“Defendant”), and the Complaint and the filings titled “Response to Defendant’s Notice to Plead” and “Introduction” filed by Plaintiff, Leroy Campbell (“Plaintiff”), it is hereby ORDERED as follows:

1. Defendant’s first Preliminary Objection, which is raised pursuant to Rule 1028(a)(4) of the Pennsylvania Rules of Civil Procedure, is SUSTAINED.
2. Defendant’s second Preliminary Objection, which is raised pursuant to Rule 1028(a)(3) of the Pennsylvania Rules of Civil Procedure, is SUSTAINED.
3. Defendant’s third Preliminary Objection, which is raised pursuant to Rule 1028(a)(2) of the Pennsylvania Rules of Civil Procedure, is OVERRULED.

4. Plaintiff shall have twenty (20) days from the date of this Order to file an Amended Complaint.

STATEMENT OF REASONS

I. Factual and Procedural History

The following facts are averred by Plaintiff. On a date not specified, Plaintiff received by mail a “scratch & win” from Defendant, an automobile dealership. Compl. ¶3. Plaintiff played the “scratch & win” and believed that he won his choice of a brand new Chevy Camaro or \$25,000.00. *Id.* Plaintiff contacted Defendant for the purpose of claiming his prize and was told Defendant’s manager would return Plaintiff’s call. *Id.* at ¶4. Plaintiff’s call was not returned. *Id.* at ¶5. Plaintiff’s Complaint concludes with the following averment: “I seek award of my prize. Defendant was deceptive. I also seek to recover costs.” *Id.* at ¶7.

Plaintiff initiated suit at the Magisterial District Court. Default Judgment was entered in favor of Plaintiff. Defendant filed a Notice of Appeal and Rule to File Complaint on September 12, 2016. Plaintiff filed his Complaint on September 29, 2016. Defendant filed its Preliminary Objections and Brief in Support of the same on October 18, 2016. Plaintiff filed two responsive briefs, the first on October 25, 2016, titled, “Response to Defendant’s Notice to Plead” (“Response”), and the second on December 27, 2016, titled, “Introduction.”

This matter was placed on the November 29, 2016 Argument List and was submitted on brief.

II. Discussion

A. Standard of Review

A court may properly grant preliminary objections when the pleadings are legally insufficient for one or more of the reasons enumerated in Rule 1028 of the Pennsylvania Rules of Civil Procedure. In ruling on preliminary objections, “we will consider as true all well-pleaded facts and inferences reasonably deducible therefrom, but not conclusions of law, argumentative allegations or opinions.” *Erie County League of Women Voters v. Commonwealth, Department of Environmental Resources*, 106 Pa. Commonwealth Ct. 369, 370-71, 525 A.2d 1290, 1291 (1987). In considering a preliminary objection that seeks the dismissal of a cause of action, a court must only sustain such a preliminary objection “in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief.” *Feingold v. Hendrzak*, 15 A.3d 937, 941 (Pa. Super. 2011).

A demurrer tests the legal sufficiency of the evidence. Pa. R.C.P. 1028(a)(4). A preliminary objection in the nature of a demurrer “is deemed to admit all well-pleaded facts and all inferences reasonably deduced there-

from.” *Penn Title Insurance Company v. Deshler*, 661 A.2d 481, 482-83 (Pa. Commw. 1995). “In determining whether to sustain a demurrer, the court need not accept as true conclusions of law, unwarranted inferences from facts, argumentative allegations, or expressions of opinion.” *Id.* at 483. Further, “[i]f any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.” *Feingold*, *supra*.

B. Preliminary Objection in the Nature of a Demurrer

Defendant’s first Preliminary Objection is in the nature of a demurrer and asserts that Plaintiff’s Complaint fails to articulate a valid cause of action. Defendant also notes that Plaintiff is a *pro se* litigant. It is well-settled that the “allegations of a *pro se* complainant are held to a less stringent standard than that applied to pleadings filed by attorneys.” *Danysh v. Department of Corrections*, 845 A.2d 260, 262-63 (Pa. Commw. 2004), *aff’d*, 584 Pa. 122, 881 A.2d 1263 (2005). Thus, “[i]f a fair reading of the complaint shows that the complainant has pleaded facts that may entitle him to relief, the preliminary objections will be overruled.” *Id.* at 263.

The lone legal averment contained in Plaintiff’s Complaint is that “Defendant was deceptive.” One might guess that Plaintiff intends to bring a tort action or perhaps an action under the Pennsylvania Unfair Trade Practices and Consumer Protection Law (“UTCPL”). However, no statute is referenced by citation, number, or title. Defendant cannot be expected to guess the nature of Plaintiff’s claims against it. Plaintiff’s responses to Defendant’s Preliminary Objections further highlight the inadequacy of Plaintiff’s Complaint. In Plaintiff’s Response, he references false and deceptive advertising, “state and federal laws” that pertain to such advertising, “bait and switch” tactics, and a “reasonabl[e] expect[ation] to receive the prize advertise [sic].” Pl.’s Resp. ¶¶1-3, 10. Plaintiff’s Introduction further elaborates on these same arguments, directly citing to the UTCPL as well as the Federal Trade Commission. *See* Intro. 3, 5.

While Plaintiff’s Response and Introduction appear to provide legal context for his Complaint, these later filed briefs cannot cure the legal insufficiencies in his Complaint. Even under the applicable “less stringent standard,” we must sustain Defendant’s first Preliminary Objection and dismiss Plaintiff’s Complaint. Despite this ruling, we briefly consider the balance of Defendant’s Preliminary Objections.

C. Preliminary Objection to Insufficient Specificity

Defendant’s second Preliminary Objection is raised on the grounds of insufficient specificity. For the same reasons stated upon in our consideration of Defendant’s demurrer, we sustain Defendant’s second Preliminary Objection. That is, Plaintiff avers facts without specifying a cause of action. Thus, we sustain Defendant’s second Preliminary Objection.

D. Preliminary Objection for Failure to Conform to Law or Rule of Court

Defendant's third and final Preliminary Objection maintains that Plaintiff failed to comply with Rule 1019(i) of the Pennsylvania Rules of Civil Procedure. Rule 1019(i) requires that when a claim is based upon a writing, "the pleader shall attach a copy of the writing, or the material part thereof," unless the writing is not accessible to the pleader, in which case "it is sufficient so to state, together with the reason, and to set forth the substance in writing." Pa. R.C.P. 1019(i). The thrust of Defendant's argument is that the Complaint references exhibits "yet no exhibits were included or served upon Defendant." Def.'s Prelim. Objections ¶18.

Upon review of the official court file, two exhibits are, in fact, attached to the Complaint. Exhibit One contains a copy of a document titled, "Play the Scratch & March Game!" Compl. Ex. One. Exhibit Two contains a copy of a document titled, "Scratch & Win!" *Id.* at Ex. Two. It is unclear as to why Defendant's copy of the Complaint omits these exhibits. Accordingly, we overrule Defendant's final Preliminary Objection, but in the event Plaintiff files an Amended Complaint, any exhibits that are attached to the original must be attached to the copy served upon Defendant.

Northampton County Bar Association

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