

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA March 16, 2017

NO. 63

**Advanced Residential Systems, Inc. and Thomas Kucsan, Plaintiffs v.
Rustic Exteriors, Inc. and Edward J. Sinko, Jr., Defendants**

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INSERT: Green: 1. BarBuddies

2. 2017 Calendar
3. Norfolk Tides vs. Lehigh Valley Iron Pigs
4. PA CLE Requirements

Cream: 1. "Louis Brandeis and the Birth of Modern American Law"

2. "Important New Developments in Personal Injury Law"
3. "Hearings Before the Divorce Master: What You Need to Know"
4. 2017 Summer Outing

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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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

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.

Getting an inch of snow is like winning 10 cents in the lottery. ~ *Bill Watterson*

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

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

Late of the Borough of Northampton, 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, Northampton, PA 18067

LEWIS, IMELDA T., dec'd.

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

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

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

MITKO, JOSEPH RICHARD, dec'd.

Late of the Borough of Hellertown, 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, Hellertown, 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

SECOND 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 Northamp-
ton, 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 Northamp-
ton, 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

THIRD PUBLICATION

COMPARDO, JOHN, JR., dec'd.

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

Executrix: Darlene A. Bio c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

DeCHRISTOPHER, GLORIA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Ann L. Drescher c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

DUDLEY, MARION E. a/k/a MARION ETHELWYN DUDLEY, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: James Paul Kocsis c/o Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

LELLO, CHARLES R., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Diane M. Lelloy Wright c/o Barbara L. Hollenbach, Esquire, Norris, McLaughlin & Marcus, P.A., 515

W. Hamilton St., Suite 502,
Allentown, PA 18101

Attorneys: Barbara L.
Hollenbach, Esquire, Norris,
McLaughlin & Marcus, P.A., 515
W. Hamilton St., Suite 502,
Allentown, PA 18101

**LILLY, WALTER C. a/k/a WALTER
LILLY, dec'd.**

Late of Bethlehem Township,
Northampton County, PA
Co-Executors: Andrew Shane
Lilly and Rosanne L. Pickett c/o
Eric R. Strauss, Esquire, Worth,
Magee & Fisher, P.C., 2610
Walbert Avenue, Allentown, PA
18104

Attorneys: Eric R. Strauss,
Esquire, Worth, Magee & Fisher,
P.C., 2610 Walbert Avenue,
Allentown, PA 18104

**MAGNIARINI, PAULINE A. a/k/a
PAULINE MAGNIARINI, dec'd.**

Late of the Borough of Heller-
town, Northampton County, PA
Executrix: Alice Ann Magniarini
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

POYNTON, THOMAS J., dec'd.

Late of Williams Twp., Northamp-
ton County, PA

Administratrix: Sarah Poynton
c/o Kristen L. Behrens, Esquire,
457 Haddonfield Rd., Ste. 700,
Cherry Hill, NJ 08002

Attorneys: Kristen L. Behrens,
Esquire, Dilworth Paxson LLP,
Libertyview, 457 Haddonfield
Rd., Ste. 700, Cherry Hill, NJ
08002

ROTH, ROBERT D., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Matthew S. Roth, 440
W. Locust Lane, Nazareth, PA
18064

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

SILFIES, MARGARET C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Donna L. Pavlick,
1172 Wellington Circle, Laurys
Station, PA 18059

Attorney: Kristofer M. Metzger,
Esquire, 6666 Passer Rd., Suite
#3, Coopersburg, PA 18036

STRAUSS, BARBARA J., dec'd.

Late of Bangor Borough,
Northampton County, PA
Co-Executors: Brad A. Strauss,
49 Wood Street, Wind Gap, PA
18091 and Gregg W. Strauss,
594 Bangor Junction Road,
Bangor, PA 18013

Attorney: George W. Westervelt,
Jr., Esquire, 706 Monroe Street,
P.O. Box 549, Stroudsburg, PA
18360

**STRAWN, MAHLON, III a/k/a
MAHLON J. STRAWN a/k/a
MAHLON J. STRAWN, III,
dec'd.**

Late of Hanover Twp., Northamp-
ton County, PA

Administratrix: Courtney M.
Strong c/o Christopher R. Gray,
Esquire, Myers, Brier & Kelly,
LLP, 425 Spruce St., Ste. 200,
Scranton, PA 18503

Attorneys: Christopher R. Gray,
Esquire, Myers, Brier & Kelly,
LLP, 425 Spruce St., Ste. 200,
Scranton, PA 18503

SUTER, FAY S., dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Linda J. Stanley c/o
Carla J. Thomas, Esquire,
Attorney-at-Law, 716 Washing-
ton St., Easton, PA 18042
Attorney: Carla J. Thomas,
Esquire, Attorney-at-Law, 716
Washington St., Easton, PA
18042

WILLIAMS, MARJORIE R., dec'd.

Late of the Borough of Pen Argyl,
Northampton County, PA
Executor: Richard Altemose
Attorneys: McFall, Layman &
Jordan, P.C., Attorneys at Law,
134 Broadway, Bangor, PA
18013

**NOTICE OF HEARING FOR
REINSTATEMENT**

A Petition for Reinstatement to the
active practice of law has been filed by
PHILIP G. GENTILE and will be the
subject of a hearing on May 18, 2017
before a hearing committee desig-
nated by the Board. Anyone wishing
to be heard in reference to this matter
should contact the District I Office of
the Disciplinary Board of the Supreme
Court of Pennsylvania, 1601 Market
Street, Ste. 3320, Philadelphia, Penn-
sylvania 19103, phone number (215)
560-6296, on or before May 5, 2017.
Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

Mar. 16

**FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN for
registration of Fictitious Name was
filed in the Commonwealth of Penn-
sylvania on February 27, 2017, for:

**PEACEFUL MIND
THERAPEUTIC MASSAGE**

located at: 2492 Evanwood Rd., Bath,
PA 18014.

The name and address of the
individual interested in the business
are Sharon Johnson, 2492 Evanwood
Rd., Bath, PA 18014, (610) 417-6799.
This was filed in accordance with 54
Pa. C.S. 311.

Mar. 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on March 9, 2017, the petition of
Christine Marie Laskey Frey was filed
at Northampton County Court of
Common Pleas at No. C-4BCV2017,
001742, seeking to change the name
of Petitioner from Christine Marie
Laskey Frey to Christine Marie Frey.
The court has fixed April 12, 2017 at
9:00 a.m., courtroom #1 at the
Northampton County Courthouse as
the date for hearing the petition. All
persons interested in the proposed
change of name may appear and
show cause, if any they have, why the
petitioner should not be granted.

Mar. 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on March 3, 2017, the Petition of
Caleb Lawrence Kline was filed in the
Northampton County Court of
Common Pleas at No. C-48-CV-2017-
01644, seeking to change the name
of Petitioner from Caleb Lawrence
Kline to Caleb Lawrence Kline Shaikh.
The Court has fixed Friday, May 5,
2017 at 9:00 a.m., in courtroom #4
at the Northampton County Court-
house 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. 16

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

The following real estate will be
sold by the Sheriff of Northamp-

ton 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 Pennsylvania.

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 messuage 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, Northamp-
ton County, Commonwealth of Penn-
sylvania.

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 messuage,
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 messuage,
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 four-
teenth ward of the City of Bethlehem,
County of Northampton and Com-
monwealth 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 Catasau-
qua, 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
Catasaqua, 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 Associations 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,
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**ADVANCED RESIDENTIAL SYSTEMS, INC. and
THOMAS KUCSAN, Plaintiffs v. RUSTIC EXTERIORS, INC. and
EDWARD J. SINKO, JR., Defendants**

*Preliminary Objections—Breach of Contract—Unjust Enrichment—Unfair
Trade Practices and Consumer Protection Law—Home Improvement Con-
sumer Protection Act.*

Plaintiffs brought claims against Defendants sounding in breach of contract, unjust enrichment, and violation of the Unfair Trade Practices and Consumer Protection Law (“UTPCPL”) stemming from Defendants’ alleged failure to complete a home renovation project at Plaintiff Thomas Kucsan’s residence. The UTPCPL claim was derived from the Home Improvement Consumer Protection Law (“HICPA”), which went into effect on July 1, 2009. Any violation of HICPA is also a violation of the UTPCPL. Defendants filed preliminary objections seeking the dismissal of Plaintiffs’ unjust enrichment and UTPCPL claims.

Defendants argued that because Plaintiffs could not recover for both breach of contract and unjust enrichment, their unjust enrichment claim should be stricken. However, because plaintiffs can assert alternative causes of action, the Court overruled Defendants’ objection. Defendants further argued that because the parties’ contract was formed prior to the effective date of HICPA, Plaintiffs could not prevail in their UTPCPL claim, which relied solely on HICPA. Because Defendants were alleged to have “walked off” the renovation project *after* the effective date of HICPA, the Court found that Plaintiffs could properly rely on HICPA in their UTPCPL claim and overruled Defendants’ demurrer.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2015-1125.

JAMIE MICHAEL MCFADDEN, ESQUIRE, for Plaintiffs.

DOMENIC P. SBROCCHI, ESQUIRE, for Defendants.

Order of Court entered on August 4, 2016 by BELTRAMI, J.

ORDER

AND NOW, this 4th day of August, 2016, “Defendants’ Preliminary Objections to Plaintiffs’ Amended Complaint,” filed on June 24, 2016, are hereby **OVERRULED**. Defendants shall file an answer to Plaintiffs’ Amended Complaint within twenty (20) days.

STATEMENT OF REASONS

This matter was submitted to the Court at Argument Court on July 26, 2016, for disposition on the parties’ briefs. On June 13, 2016, Plaintiffs filed an Amended Complaint in which they allege the following facts. Plaintiff Advanced Residential Systems, Inc. (“Advanced”) is in the business of installing home automation, security, and audio/visual systems in residential homes and in businesses. (Am. Compl. ¶5.) Plaintiff Thomas Kucsan (“Kucsan”) is a corporate officer and employee of Advanced. (*Id.* ¶2.) Defendant Rustic Exteriors, Inc. (“Rustic”) is in the business of install-

ing exterior wall coverings and finishes on homes and commercial buildings. (*Id.* ¶6.) Defendant Edward J. Sinko, Jr. (“Sinko”) is a corporate officer and employee of Rustic. (*Id.* ¶4.)

Between 2004 and 2006, the parties orally agreed that Advanced would install home automation, security, and audio/visual systems in Sinko’s residential home in exchange for Rustic installing exterior wall coverings and finishes at Kucsan’s residential home (the “Agreement”). (*Id.* ¶7.) Thereafter, Advanced installed the aforementioned systems in Sinko’s home pursuant to the Agreement. (*Id.* ¶8.) The equipment, materials, goods, and labor used in the installation at Sinko’s residence had a total value of approximately \$65,000.00. (*Id.* ¶9.)

In 2009, Kucsan showed Defendants the plans for a home renovation project that he was preparing, which included the exterior wall installation that was part of the Agreement. (*Id.* ¶10.) Upon reviewing the plans, Defendants confirmed their agreement to perform the exterior wall installation set forth in the Agreement in accordance with the plans. (*Id.* ¶11.) In 2013, Rustic began working on the exterior wall installation at Kucsan’s residence. (*Id.* ¶12.) In late 2013, Rustic informed Kucsan that the work had to be suspended due to weather conditions. (*Id.* ¶13.) In the spring of 2014, Kucsan asked Defendants when the work would resume, and Defendants responded that no further work would be performed. (*Id.* ¶14.) Since suspending the work in late 2013, Defendants have performed no further work at Kucsan’s residence. (*Id.* ¶15.) Plaintiffs have paid other contractors \$31,558.98 to complete the work that Defendants have failed to perform. (*Id.* ¶17.)

Based upon these facts, Plaintiffs bring claims for breach of contract (Count I), unjust enrichment (Count II), and violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law (“UTPCPL”), 73 P.S. §§201-1—201-9.3 (Count III), in their Amended Complaint. Plaintiffs’ UTPCPL claim is derived from the Home Improvement Consumer Protection Act (“HICPA”), 73 P.S. §§517.1-517.18, specifically that portion thereof which states that “[a] violation of any of the provisions of this act shall be deemed a violation of the” UTPCPL. 73 P.S. §517.10. Defendants raise two preliminary objections, which the Court will analyze in turn.

First, Defendants argue that Plaintiffs’ unjust enrichment claim should be stricken because “[u]nder Pennsylvania law, the quasi-contractual [d]octrine of [u]njust [e]nrichment is inapplicable when the relationship between the parties is founded on either a written agreement or an express contract.” (Defs.’ Br. 5.) Although Defendants do not specify the ground upon which this objection is brought, because they argue that the Amended Complaint is incompatible with applicable law, the Court deems the objection to be brought pursuant to Rule 1028(a)(2), which provides for preliminary objections asserting the “failure of a pleading to conform to law.” Pa. R.C.P. No. 1028(a)(2).

Courts in this Commonwealth have continually recognized that a litigant may advance alternative or conflicting theories of recovery, including causes of action for breach of contract and *quantum meruit*/ unjust enrichment. *See* Lugo v. Farmers Pride, Inc., 967 A.2d 963, 970 n. 5 (Pa.Super.2009) (stating, ‘unjust enrichment may be pleaded in the alternative with breach of contract[]’), *appeal denied*, 602 Pa. 668, 980 A.2d 609 (2009); *see also* Halstead v. Motorcycle Safety Foundation, Inc., 71 F.Supp.2d 455, 459 (E.D.Pa.1999) (stating that while Pennsylvania law precludes recovery on a *quantum meruit* claim when a valid contract exists, plaintiffs are free to pursue alternative theories of recovery); *Atlantic Paper Box Co. v. Whitman’s Chocolates*, 844 F.Supp. 1038, 1043 (E.D.Pa.1994) (stating that plaintiffs may allege ‘alternative theories of recovery based on both breach of contract and unjust enrichment even when the existence of a valid contract would preclude recovery under unjust enrichment. ...’). Accordingly, [Plaintiffs are] not foreclosed from pleading alternative causes of action sounding in breach of contract and *quantum meruit*.

Shafer Electric & Construction v. Mantia, 67 A.3d 8, 9 n.2 (Pa. Super. 2013). Therefore, Defendants’ first objection is without merit and must be overruled.

Defendants also assert a demurrer to Plaintiffs’ UTPCPL claim, arguing that because the HICPA became effective on July 1, 2009, several years after the parties entered into the Agreement, Plaintiffs’ UTPCPL claim is legally insufficient. Any party may file preliminary objections alleging “legal insufficiency 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, 321-22 (Pa. Super. 2001)).

Under the HICPA, no person shall “[a]bandon or fail to perform, without justification, any home improvement contract or project engaged

in or undertaken by a contractor.” 73 P.S. §517.9(5) (emphasis added). As mentioned above, any violation of the HICPA is also a violation of the UTPCPL. *Id.* §517.10. Thus, as of July 1, 2009, a new ground for asserting a UTPCPL claim was created.¹ Defendants’ alleged violation of the HICPA, and thus their alleged violation of the UTPCPL, occurred in late 2013, well after this new ground for bringing a UTPCPL claim was created. The principle that “[n]o statute shall be construed to be retroactive unless clearly and manifestly so intended by the General Assembly” is not offended here because the alleged conduct giving rise to Plaintiffs’ UTPCPL claim occurred after such conduct was prohibited under the UTPCPL. 1 Pa. C.S.A. §1926. In addition, the alleged conduct fits within the HICPA prohibition set forth at 73 P.S. §517.9(5). For these reasons, it is not clear that Plaintiffs will be unable to prevail on their UTPCPL claim, and Defendants’ second preliminary objection must therefore be overruled.

¹ In general, the UTPCPL makes “[u]nfair methods of competition and unfair or deceptive acts or practices in the conduct of any trade or commerce” unlawful. 73 P.S. §201-3.



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