

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA February 23, 2017

NO. 60

**Dean Cosgrove and Dianne Patricia Cosgrove, Plaintiffs v. Easton Coach
Company and Easton Coach NUC LLC, Defendants**

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INSERT: Goldenrod: 1. 2017 Calendar
2. Quarterly Association Meeting
3. "Louis Brandeis and the Birth of Modern American Law"
4. NCBA welcomes six new members

NOTICE TO THE BAR...

NCBA Quarterly Association Meeting

Thursday, March 9, 2017

Registration form inside.

**NORTHAMPTON COUNTY BAR ASSOCIATION
2017 BAR ASSOCIATION OFFICERS**

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Daniel O'Donnell President-Elect
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Northampton County Reporter
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Christen T. BorsoAttorney Referral
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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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER
155 South Ninth St., Easton, PA 18042-4399
Telephone (610) 258-6333 FAX (610) 258-8715
Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

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.

We must learn to live together as brothers or perish together as fools.
~ *Martin Luther King, Jr.*

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**BENNINGER, MARION C.,** dec'd.

Late of 4686 Maple Drive, Walnutport, Northampton County, PA

Executor: Charles T. Benninger, 4217 Mauch Chunk Road, Coplay, PA 18037

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

CHROUST, CONRAD M., dec'd.

Late of the Township of Moore, Northampton County, PA

Executors: Carol M. O'Donnell and Leo G. O'Donnell c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

CRANE, EDWIN A., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Stephen Alanson Crane c/o Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorneys: Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

D'HUYVETTERS, WILLIAM E., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: John S. Young, 204 Adrian Drive, Easton, PA 18040-7719

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

FLOREY, PAUL L., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Paul R. Featherman c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

JOHNSON, ROBERT MORTON, dec'd.

Late Hanover Township, Northampton County, PA

Executor: John Johnson, P.O. Box 801, Indian Hills, CO 80454

KIRCHNER, PAUL STEPHEN, dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Mae Freed, 2536 Grove Street, Slatington, PA 18080

KULP, VIRGINIA M., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executors: Pamela S. Casciani and Anthony F. Casciani, Jr. 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

MESSNER, JOAN R., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Sally A. Beers, 3316 Nicholas Court, Easton, PA 18045

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

MONTGOMERY, CHARLES M., dec'd.

Late of the Township of Glendon, Northampton County, PA

Executor: Charles M. Montgomery, Jr. 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

MUELLER, PATRICIA V., dec'd.

Late of Palmer Township, Northampton County, PA

Executor: William J. Mueller c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

UHLER, FRANCES M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Holly U. Griffith c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

SECOND PUBLICATION

ENGLERT, JOAN E., dec'd.

Late of Lower Mount Bethel Township, Northampton County, PA

Executor: Brian L. Englert a/k/a Brian Lewis Englert c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104
Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

FREUND, KAY N., dec'd.

Late of Easton, Northampton County, PA

Administrator: James P. Freund c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

HARVILLA, PAUL C., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrators: Paul B. Harvilla and Robyn Brooks c/o Lawrence Center, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018
Attorney: Lawrence Center, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018

MEASE, NORMAN C. a/k/a NORMAN CARL MEASE a/k/a NORMAN MEASE, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Marc J. Mease 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

MIKSZA, ANTHONY S. a/k/a ANTHONY S. MIKSZA, JR., dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Ann C. Miksza c/o Beth A. Dobis Beers, Esquire, Attorney at Law, 315 E. Main Street, Bath, PA 18014

Attorney: Beth A. Dobis Beers, Esquire, Attorney at Law, 315 E. Main Street, Bath, PA 18014

NICHOLAS, MARJORIE R. a/k/a MARJORIE RUTH NICHOLAS, dec'd.

Late of Williams Township, Northampton County, PA

Co-Executors: Carl A. Nicholas, II and Kevin J. Nicholas c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

PATHAN, LAL M. a/k/a LAL PATHAN a/k/a LAL MOHAMMED PATHAN, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Kaisar A. Pathan 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

SCHLICHER, JUNE H., dec'd.

Late of the Borough of Freemansburg, Northampton County, PA
Co-Executors: Daniel Bokan and Robert Bokan 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

SHELLHAMMER, TODD A., dec'd.

Late of the Township of Forks, Northampton County, PA

Administratrix: Lynn B. Babb 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

TETER, JANE B., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Laura B. Teter c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

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

ZELLNER, DEAN ALLAN, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Ryan Zellner c/o Nancy Gasper Aaroe, Esquire, 2568 Nazareth Road, Easton, PA 18045

Attorney: Nancy Gasper Aaroe, Esquire, 2568 Nazareth Road, Easton, PA 18045

THIRD PUBLICATION

BARNES, BETSY, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Cynthia Bamford, 17 Valley View Road, Washington, NJ 07882

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

BERTIE, AUGUST K., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administratrix: Helen S. Bertie c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

BOROWSKI, GEORGE J., SR. a/k/a GEORGE J. BOROWSKI, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: George J. Borowski, Jr. c/o Carla J. Thomas, Esquire, Attorney-at-Law, 716 Washington St., Easton, PA 18042

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

DeALESSI, LAURA, dec'd.

Late of the Township of Washington, Northampton County, PA
Executrix: Debra DeAlessi-Lunburg c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

deWOLFE, JOHN R., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Mary E. Rucker c/o Michael Santanasto, Esquire,

210 E. Broad Street, Bethlehem, PA 18018

Attorney: Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

DOBOS, ELIZABETH L., dec'd.

Late of Easton, Northampton County, PA

Executor: Stephen Dobos, Jr. 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

GHIA, PRADEEP S. a/k/a PRADEEP SUJANMAL GHIA, dec'd.

Late of Easton, Northampton County, PA

Executor: Jyoti Jain c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

GILIO, MABEL P., dec'd.

Late of 709 Seip Avenue, Nazareth, Northampton County, PA

Executrix: Susan Gilio c/o Linda S. Luther-Veno, Esquire, 2204 Walbert Avenue, Allentown, PA 18104

Attorney: Linda S. Luther-Veno, Esquire, 2204 Walbert Avenue, Allentown, PA 18104

GORSKI, FRANCIS A., dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: Richard D. Gorski, Esquire, 2029 West Union St., Allentown, PA 18104

Attorney: Richard D. Gorski,
Esquire, 2029 West Union St.,
Allentown, PA 18104

**GRACIANI, SHELLY J. a/k/a
SHELLY GRACIANI**, dec'd.

Late of the Borough of Northampton,
Northampton County, PA
Executors: Joel C. Graciani, 433
Stockton Street, Hightstown, NJ
08520 and Manuel A. Lugo,
3529 Lord Byron Drive,
Bethlehem, PA 18017
Attorney: Paul J. Harak, Esquire,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016

HAWK, DOLORES R., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Melody Anne Hawk
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

HIRSCHMAN, SHIRLEY M., dec'd.

Late of 33 School Road,
Northampton, Northampton
County, PA
Executrix: Kathy L. Grube, 8239
Valley View Road, Northampton,
PA 18067
Attorneys: Joshua D. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northampton,
PA 18067

**HUMPHREYS, SHAREN L. a/k/a
SHAREN L. SCHRAMMEL**, dec'd.

Late of Bath, Northampton
County, PA
Executor: Keith A. Humphreys
c/o Wendy A. Nicolosi, Esquire,
Broughal & DeVito, L.L.P., 38
West Market Street, Bethlehem,
PA 18018

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

KOPACH, MARY J., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrices: Constance M.
Sakasits, Monica M. Albert and
Sherri L. Stump 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

OWENS, DOROTHY J., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: James G. Owens c/o
Larry R. Roth, Esquire, The Roth
Law Firm, 123 North Fifth Street,
Allentown, PA 18102
Attorneys: Larry R. Roth,
Esquire, The Roth Law Firm, 123
North Fifth Street, Allentown, PA
18102

PERSON, JUDITH A., dec'd.

Late of Moore Township,
Northampton County, PA
Executors: Kevin David Person
and Constance S. Nicholas c/o
Paul A. Florenz, Esquire, Kolb,
Vasiliadis and Florenz, LLC, 60
West Broad Street, Ste. 303,
Bethlehem, PA 18018-5721
Attorneys: Paul A. Florenz,
Esquire, Kolb, Vasiliadis and
Florenz, LLC, 60 W. Broad St.,
Ste. 303, Bethlehem, PA 18018-
5721

POPE, MARGARET C., dec'd.

Late of Nazareth, Northampton
County, PA

Trustees: Joseph R. Pope, Jr., 72 Stryker Court, Bridgewater, NJ 08807 and Steven G. Pope, 3 Sussex Street, Hicksville, NY 11801

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

SCHMIDT, CHARLES W., dec'd.

Late of Easton, Northampton County, PA

Executor: Daniel F. Schmidt c/o Michael Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

Attorney: Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

SNYDER, JOSEPH E., dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Executor: Robert Snyder 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

STAMUS, MARY, dec'd.

Late of 1453 Lehigh Street, Easton, Northampton County, PA

Executor: Peter Zavitsanos, 960 South 24th Street, Easton, PA 18042

Attorney: William Hronis, Esquire, Sovereign Executive Offices, 609 Hamilton Street, Allentown, PA 18101

STERNER, ARLENE J., dec'd.

Late of the Township of East Allen, Northampton County, PA

Executor: Brian P. Sterner c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

STRAKA, REV. FRANCIS P. a/k/a FRANCIS P. STRAKA, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Rev. John A. Krivak 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

WEISS, NORMA G., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Florence H. Weiss c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

WIDA, LILLIAN a/k/a LILLIAN M. WIDA a/k/a LILLIAN M.E. WIDA, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Mr. Jeffrey P. Wida 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

WITMER, MARNIE B., dec'd.

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

Executor: Herbert R. Witmer,
2321 Silver Creek Road, Heller-
town, PA 18055

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

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is:

JEM LOGISTICS, INC

The Certificate of Organization was filed on February 10, 2017.

JAMES G. MURPHY, ESQUIRE

MURPHY & MURPHY, P.C.

106 N. Franklin St.

Suite 2

P.O. Box 97

Pen Argyl, PA 18072

Feb. 23

NOTICE IS HEREBY GIVEN that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for:

LINCOLN SQUARE**ARTISAN MILLWORK, LTD.**

formed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

CLIFTON R. GUISE, ESQUIRE

HALBRUNER, HATCH &

GUISE, LLP

2109 Market Street

Camp Hill, PA 17011

Feb. 23

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law, by the following corporation:

The name of the corporation is:

**STAY THE
COURSE FOUNDATION**

The corporation has been organized exclusively for charitable, religious and educational purposes, including for such purposes, providing funds to veterans to help them pursue education.

The Articles of Incorporation were filed on January 30, 2017.

DOUGLAS J. TKACIK, ESQUIRE

18 E. Market Street

P.O. Box 30

Bethlehem, PA 18016

(610) 882-3006

Feb. 23

**FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 8, 2016 for:

AUTHOR JENI BURNS

located at: 619 McCartney Street, Easton, PA 18042. The name and address of the individual interested in the business are Jennifer A. Miller, 619 McCartney Street, Easton, PA 18042. This was filed in accordance with 54 Pa. C.S. 311.

Feb. 23

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the

Department of State of the Commonwealth of Pennsylvania on December 8, 2016 for:

SM CARPENTRY

located at: 2028 Washington Blvd., Easton, PA 18042. The name and address of the individual interested in the business are Sean McInermey, 2028 Washington Blvd., Easton, PA 18042. This was filed in accordance with 54 Pa. C.S. 311.

Feb. 23

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 29, 2016 for:

TOM CAMPIONE CONSULTING

located at: 33 W. Water Street, Hellertown, PA 18055. The name and address of the individual interested in the business are Tom Campione, 33 W. Water Street, Hellertown, PA 18055. This was filed in accordance with 54 Pa. C.S. 311.

Feb. 23

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania for:

MINZNER & CO.

by Lincoln Square Artisan Millwork, Ltd., pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

CLIFTON R. GUISE, ESQUIRE
HALBRUNER, HATCH &
GUISE, LLP

2109 Market Street
Camp Hill, PA 17011

Feb. 23

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a

Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on February 6, 2017, at Harrisburg, Pennsylvania for the purposes of obtaining a Certificate of Organization of a proposed Domestic Limited Liability Company to be organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. §8901 et seq., and any successor statute as amended from time to time.

The name of the Limited Liability Company is:

**AXELBAND MEDICAL
SERVICES, LLC**

Christopher T. Spadoni, Esquire
Pa. I.D. No. 24817

1413 Easton Avenue
P.O. Box 522
Bethlehem, PA 18016-1409

Feb. 23

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 2, 2017, the Petition of Erika Adriana Montiel Garcia was filed in Northampton County Court of Common Pleas at No. 2017-C-48cv2017-868, seeking to change the name of Petitioner Erika Adriana Montiel Garcia to Sebastian Adrian Montiel Garcia. The Court has fixed Wednesday, April 5, 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.

Feb. 23

**COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY
CIVIL DIVISION—LAW**

IN RE: CHANGE OF NAME OF
AVERY SKYE HUTCHISON
FILE NO. C-48-CV-2017-161

NOTICE OF CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 9, 2017, Savannah Marie Williams filed in the Court of Common Pleas of Northampton County at Docket No. C-48-CV-2017-161, a Petition seeking to change the name of her minor child named AVERY SKYE HUTCHISON to AVERY SKYE WILLIAMS. The Petition will be presented on March 13, 2017, at 9 A.M. in Motions Court, Courtroom 4 of the Northampton County Courthouse. All parties interested in the proposed change of name may appear and show cause, if they have, why the prayer of the Petitioner should not be granted.

VIVIAN I. ZUMAS, ESQUIRE
Attorney I.D. #86456
Attorney for Petitioner

742 Main St.
Bethlehem, PA 18018
(610) 419-9800

Feb. 23

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Nationstar Mortgage LLC,

Plaintiff

vs.

Deborah A. Repash, Known Heir of
Constance C. Mullen a/k/a
Constance Mullen a/k/a Constance
C. Wirth a/k/a Constance C.
Heidecker, Deceased, Susan M.
Larrabee, Known Heir of Constance
C. Mullen a/k/a Constance Mullen
a/k/a Constance C. Wirth a/k/a
Constance C. Heidecker, Deceased,
Michael Heidecker, Known Heir of
Constance C. Mullen a/k/a
Constance Mullen a/k/a Constance
C. Wirth a/k/a Constance C.
Heidecker, Deceased, Richard P.
Heidecker, Known Heir of

Constance C. Mullen a/k/a
Constance Mullen a/k/a Constance
C. Wirth a/k/a Constance C.
Heidecker, Deceased, Edwin Wirth,
Surviving Spouse of Constance C.
Mullen a/k/a Constance Mullen
a/k/a Constance C. Wirth a/k/a
Constance C. Heidecker, Deceased
and Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under Constance
C. Mullen a/k/a Constance Mullen
a/k/a Constance C. Wirth a/k/a
Constance C. Heidecker, Deceased,
Defendants

NO. C-48-CV-2016-05916

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under
Constance C. Mullen a/k/a
Constance Mullen a/k/a
Constance C. Wirth a/k/a
Constance C. Heidecker,
Deceased, Defendant(s), whose
last known address is 1524
Livingston Street, Bethlehem, PA
18017

Your house (real estate) at 1524
Livingston Street, Bethlehem, PA
18017, N7SW2D-1-16 0204, is
scheduled to be sold at Sheriff's Sale
on May 5, 2017, at 10:00 A.M., at
Northampton County Courthouse,
669 Washington St., Easton, PA
18042, to enforce the court judgment
of \$90,919.06, obtained by Nationstar
Mortgage LLC (the mortgagee) against
you.

**NOTICE OF OWNER'S RIGHTS—
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you
must take immediate action: 1. The
sale will be cancelled if you pay back

to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND YOU
HAVE OTHER RIGHTS EVEN IF
THE SHERIFF'S SALE DOES
TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610) 559-3084. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money

bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

**PURSUANT TO THE FAIR DEBT
COLLECTION PRACTICES ACT YOU
ARE ADVISED THAT THIS LAW FIRM
IS DEEMED TO BE A DEBT
COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMA-
TION OBTAINED WILL BE USED
FOR THAT PURPOSE.**

CHRISTOPHER A. DeNARDO,
ESQUIRE
KRISTEN D. LITTLE, ESQUIRE
KEVIN S. FRANKEL, ESQUIRE
SAMANTHA GABLE, ESQUIRE
REGINA HOLLOWAY, ESQUIRE
DANIEL T. LUTZ, ESQUIRE
LESLIE J. RASE, ESQUIRE
ALISON H. TULIO, ESQUIRE
KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
Attys. for Plaintiff

3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406

Feb. 23

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY**

TYPE OF ACTION: CIVIL
ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE
WELLS FARGO BANK, N.A.

Plaintiff

vs.

Unknown heirs, successors, assigns
and all persons, firms or
associations claiming right, title or
interest from or under Jeffrey R.

Snyder a/k/a Jeffrey Snyder,
Deceased, Tina Diane Snyder a/k/a
Tina Diane Perrotta, Executrix for
the Estate of Jeffrey R. Snyder
a/k/a Jeffrey Snyder, Deceased
Defendants

NO. C-48CV-2016-8127

TO: Unknown heirs, successors,
assigns and all persons, firms or
associations claiming right, title or
interest from or under Jeffrey R.
Snyder a/k/a Jeffrey Snyder,
Deceased

PREMISES SUBJECT TO FORE-
CLOSURE: 149 Siegfried Ave.,
Nazareth, PA 18064.

NOTICE

If you wish to defend, you must
enter a written appearance person-
ally or by attorney and file your
defenses or objections in writing to
the court. You are warned that if you
fail to do so the case may proceed
without you and a judgment may be
entered against you without further
notice for the relief requested by the
Plaintiff. You may lose money or
property or other rights important to
you.

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

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

Lawyers' Referral and
Information Service
Northampton County
Bar Association
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

ROBERT W. WILLIAMS, ESQUIRE
Attorney ID #315501
MILSTEAD & ASSOCIATES, LLC
Attorneys for Plaintiff

1 E. Stow Rd.
Marlton, NJ 08053
(856) 482-1400

Feb. 23

**NOTICE FOR PETITION
FOR DETERMINATION OF
TITLE IN REAL ESTATE**

NOTICE IS HEREBY GIVEN that
on January 5, 2017, the Petition of
Roxanne Kaiser-Antonowich,
Executrix of the Estate of Debra Lee
Gandy Salvada Frable, Deceased, was
filed in the Northampton County
Court, Orphans' Court Division at No.
2017-0021, seeking to have title in
the subject real property located at
1036 Bayberry Street, Pen Argyl,
Northampton County, Pennsylvania
(County Tax Parcel Number E9NW1
4 8 026), vested in Debra Lee Gandy
Salvada Frable. The Court has fixed
Friday, March 17, 2017 at 9:00 a.m.,
in Courtroom #1 at the Northampton
County Courthouse as the date for
the hearing of the Petition. All persons
interested in the proposed determina-
tion may appear and show cause, if

any they have, why the prayer of the Petitioner should not be granted.

KIRBY G. UPRIGHT, ESQUIRE
KING SPRY HERMAN
FREUND & FAUL LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018
(610) 332-0390

Feb. 16, 23; Mar. 2

LEGAL ASSISTANT/PARALEGAL

Bethlehem-based law firm is seeking a full-time or part-time estate planning and estate administration assistant/paralegal with a minimum of 5 years' experience in the preparation of Wills and Trusts, accounting, bookkeeping, word processing and real estate. Familiarity with the Lackner software package is preferred. Resumes with a cover letter should be sent by regular mail to Littner, Deschler & Littner, 512 N. New Street, Bethlehem, PA 18018, by fax to (610) 865-6433 or electronically to: rvlittner@littndeschlaw.com.

Feb. 16, 23; Mar. 2

REAL ESTATE PARALEGAL

Fitzpatrick Lentz & Bubba, P.C., a 30+ attorney, full-service Lehigh Valley law firm, is accepting applications for a real estate paralegal position. The successful candidate must possess 5 or more years' experience as a real estate paralegal, which should include handling of significant commercial transactions and performing complex title review and settlements. The applicant should possess a commitment to professionalism, an attention to detail, computer proficiency and a proven ability to multitask in a dynamic work environment. Excellent communication and organizational skills are required. Title agent license is preferred. The

firm offers a competitive salary, excellent benefits and a 401(k) plan.

Send your letter of interest, with resume demonstrating the above, three references and a salary requirement to Firm Manager, Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034 or e-mail to careers@flblaw.com. All correspondence will be held in the utmost confidence.

Feb. 23; Mar. 2

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on March 10, 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-2016-07017**

Location:

217 North 10th Street, Easton, PA 18042

Parcel ID:

L9NE4D/32/4/0310

Reputed Owners:

Cynthia J. Hill and George W. Hill
ALL THAT CERTAIN lot or piece of land, with the messuage or tenement, thereon erected, situate on the East Side of North Tenth Street, in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises in which Moro and Hill Investments, LLC by deed dated November 21, 2005 and recorded in the Office of Recorder of Deeds in and for Northampton County on December 19, 2005 at instrument #2005070719, Book 2005-1, Page 511759, conveyed unto George W. Hill and Cynthia J. Hill.

Improvements:

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

Attorneys:

Richard M. Squire & Associates, LLC

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06167**

Location:

56 West Union Boulevard,
Bethlehem, PA 18018

Parcel ID:

P6NE1A/13/7/0204

Reputed Owner:

Raymond Murtz

ALL THAT CERTAIN lot or piece of ground, situated in the City of Bethlehem, Northampton County, Pennsylvania, on the North side of Union Street.

BEING THE SAME PREMISES which Barbara Lynch, by Deed dated 6/6/11 and recorded 6/15/11 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2011-1, Page 125741, and Instrument #2011016976, granted and conveyed unto Raymond Murtz, as sole owner, in fee.

Improvements:

Thereon being erected a two-story A-frame dwelling with wood exterior, shingle roof and detached two-car garage.

Attorneys:

Shapiro & DeNardo, LLC

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11924**

Location:

2182 Ridge Road, Bangor, PA
18013

Parcel ID:

C10/17/23/0131

Reputed Owners:

Kenneth Bozzi a/k/a Kenneth Bozzi, Jr. a/k/a Kenneth J. Bozzi, Jr. and Minda Bozzi a/k/a Minda J. Bozzi

ALL THAT CERTAIN TRACT OR PIECE OF LAND, TOGETHER WITH BUILDINGS ERECTED THEREON, SITUATE IN THE TOWNSHIP OF UPPER MT. BETHEL, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Bozzi, Jr. and Minda J. Bozzi BY DEED FROM Lawrence H. Ott and Lisa Ott DATED 07/21/2006 RECORDED 07/27/2006 IN DEED BOOK 2006-1 PAGE 304064.

Improvements:

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

Attorneys:

Udren Law Offices, PC

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10776**

Location:

504 Washington Boulevard,
Bangor, PA 18013

Parcel ID:

F9NE1/8/7A/0134

Reputed Owner:

Richard C. Feldon, Jr.

ALL THAT CERTAIN tract, parcel lot or piece of land, lying and being in the Township of Washington, County

of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard C. Feldon, Jr., by deed recorded 5/1/1999 in the Northampton County Recorder of Deeds Office in Book 1999-1, page 064255.

Improvements:

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

Attorneys:

Parker McCay, P.A.

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02504**

Location:

230 East Mountain Road, Wind Gap, PA 18091

Parcel ID:

F7/15/7C/0406

Reputed Owner:

Walter J. Fry, Sr.

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the southerly side of Mountain Road, Legislative Route 48044, in the Township of Bushkill, County of Northampton and State of Pennsylvania, and being Lot No. 1 on a subdivision plan titled "Final Minor Subdivision of Walter Fry, Sr.," recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, on July 15, 1991, at Plan Book Volume 91, Page 144.

BEING the same premises granted and conveyed unto Walter Fry, Sr by Specialty Warranty Deed from Nicholas S. Fry, a Minor, by his Father, Walter Fry, Jr., dated 06/25/2009 and recorded 07/02/2009 as Instrument # 2009023316, Volume 2009-1, and Page Number 168544.

Improvements:

Thereon being erected a ranch-style dwelling with T1-11 siding, shingle roof and attached two-car garage.

Attorneys:

KML Law Group, PC

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02253**

Location:

718 Folk Street, Easton, PA 18042

Parcel ID:

M9NE2B/6/4/0310

Reputed Owner:

Georgina Carter a/k/a Georgina L. Carter

ALL THAT CERTAIN piece of land, with improvements thereon erected, situated in the City of Easton, County of Northampton and State of Pennsylvania.

Being the same premises which Alisha Melvin by Deed dated August 31, 2005, recorded on September 1, 2005 in the Office of the Recorder of Deeds of Northampton County as Instrument Number 2005045596, in Book 2005-1, Page 338177, conveyed unto Georgina Carter.

Improvements:

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

Attorneys:

Mattleman Weinroth & Miller, PC

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03001**

Location:

808 Northampton Street, Easton, PA 18042

Parcel ID:

L9SE1B/22/3/0310

Reputed Owner:

Neil G. Frey

ALL THAT CERTAIN messuage and tract of land situate in the City of Easton, County of Northampton and State of Pennsylvania.

Being the same premises which Binney & Smith, Inc., Easton Employees Credit Union, a Pennsylvania Corporation by Deed dated 12/28/2000 and recorded 12/28/2000 in Northampton County in Record Book Volume 2000-1 Page 174127 conveyed unto Neil G. Frey; in fee.

Improvements:

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

Attorneys:

Pressman & Doyle, LLC

No. 9**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-04240****Location:**

813 West Grant Street, Easton, PA 18042

Parcel ID:

M9NE1A/19/7/0310

Reputed Owners:

Cathy Hamerstone, as Heir of Jeffrey A. Hamerstone, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under Jeffrey A. Hamerstone, deceased

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, known as 813 Grant Street, situate in the City of Easton (formerly the Borough of South Easton), County of Northampton and State of Pennsylvania.

IT BEING THE SAME PREMISES granted and conveyed unto Jeffrey A. Hamerstone by deed recorded on 9/1/1996 in the Northampton County Recorder of Deeds Office in Book 1996-1, page 098358.

Improvements:

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

Attorneys:

Martha E. Von Rosenstiel, PC

No. 10**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06858****Location:**

2306 Covington Avenue, Bethlehem, PA 18017

Parcel ID:

N7NW4A/5/5/0204

Reputed Owners:

Eugene Hawkins and Janine Hawkins

ALL THAT CERTAIN tenement and tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, now the City of Bethlehem being Lots Nos. 333, 334, 335, 336, upon the Plan of Lots known as Penn Summit laid out by A.D. Chidsey, Jr., and recorded in the Office of the Recorder of Deeds of Northampton County, in Book of Maps No. 7, page 18.

Fee Simple Title Vested in Eugene Hawkins and Janine Hawkins, Husband and Wife by deed from, Joseph M. Ortiz and Tiffany G. Ortiz, Husband and Wife, dated 2/28/2007, recorded 3/5/2007, in the Northampton County Recorder of deeds in Deed Book 2007-1, Page 8260, as Instrument No. 2007010717.

Improvements:

Thereon being erected a two-story residential dwelling with vinyl siding,

shingle roof and attached two-car garage.

Attorneys:

Stern & Eisenberg, PC

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02505**

Location:

2891 North Delaware Drive,
Mount Bethel, PA 18343

Parcel ID:

C11/26/11A/0131

Reputed Owner:

Janet Flowers-Johnes

ALL THAT CERTAIN parcel of tract of land, with the buildings and structures thereon, situate in the Township of Upper Mt. Bethel, County of Northampton, Commonwealth of Pennsylvania.

BEING the same premises in which Ivan Nieves, by deed dated January 3, 2006 and recorded in the Office of Recorder of Deeds in and for Northampton County on January 23, 2006 at Book 2006-1, Page 30044, and Instrument # 2006004597, conveyed unto Janet Flowers-Johnes.

Improvements:

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

Attorneys:

Richard M. Squire & Associates,
LLC

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07807**

Location:

2930 Santee Road, Bethlehem, PA
18020

Parcel ID:

M7SW3/10/1C/0205

Reputed Owners:

Saundra Thomas and Valentino
Thomas

All that certain tract, piece or parcel of land located in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Saundra Thomas by Deed from Scott A. Pulley and Linda Markle n/k/a Linda Pulley dated 04/26/2002 recorded 05/01/2002 in Deed Book 2002-1 page 114402.

Improvements:

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

Attorneys:

Udren Law Offices, PC

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05741**

Location:

5875 Portland Drive, Bath, PA
18014

Parcel ID:

L5NE1/2/4/0508

Reputed Owners:

Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Martha L. Birtcher, deceased

All THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate at the Northeast intersection of Richard Lane and Portland Drive, in East Allen Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Paul Birtcher and Martha L. Birtcher, h/w, by Deed from Norman Koch and Charmaine A. Koch, h/w, dated 11/22/1976, recorded 12/01/1976 in Book 556, Page 732.

PAUL BIRTCHER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAUL BIRTCHER's death on or about 10/14/1994, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor MARTHA L. BIRTCHER died on 02/20/2016, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05141**

Location:

740 Pawnee Street, Bethlehem, PA 18015-1432

Parcel ID:

P6SW2C/15/14A/0204

Reputed Owners:

Maribel Ortiz, in her capacity as Administratrix and Heir; Raul Tosado, in his capacity as Heir; Manuel Martinez, in his capacity as Heir; and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Esther L. Rodriguez a/k/a Esther Rodriguez, deceased

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northern street line of Pawnee Street in the First Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Esther L. Rodriguez, by

Deed from Wesam J. Kamhia, Dated 07/31/2007, Recorded 08/09/2007, in Book 2007-1, Page 292839.

The said Esther L. Rodriguez departed this life on or about 03/06/2015, and upon information and belief, her surviving heirs at law and next-of-kin are Maribel Ortiz, Raul Tosado and Manuel Martinez.

Letters of Administration were granted to Maribel Ortiz on 04/24/2015 by the Register of Wills of Northampton County.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10742**

Location:

100 East Aluta Mill Road, Nazareth, PA 18064

Parcel ID:

H7/15/1/0406

Reputed Owners:

Anthony V. Brocato, Jr. and Jennifer Brocato

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

TITLE TO SAID PREMISES IS VESTED IN Anthony V. Brocato, Jr and Jennifer Brocato, husband and wife, by Deed from Anthony V. Brocato, Jr, Dated 05/14/2001, Recorded 05/15/2001, in Book 2001-1, Page 84310.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09698**

Location:

126 East Madison Street, Easton,
PA 18042

Parcel ID:

L9SE3B/2/17/0310

Reputed Owners:

David Miller, as Co-Executor and Devisee; Anne Lauritzen a/k/a Anne M. Lauritzen, as Co-Executor and Devisee; Christina Russo a/k/a Christine Russo, as Devisee; Elizabeth Belgie, as Devisee; Daniel Miller as Devisee; Timothy Miller, as Devisee; Robert Miller, as Devisee; Andrew Miller, as Devisee; Sarah Miller, as Devisee; and Mary Miller, as Devisee of the Estate of Dorothy E. Miller a/k/a Dorothy Miller

All that certain parcel of land situate in the City of Easton, Northampton County, Commonwealth of Pennsylvania, being known as all of Lot No. 2 in the Ronald Dech, Jr. Minor Subdivision Plan, as

TITLE TO SAID PREMISES IS VESTED IN Robert Miller and Dorothy Miller, his wife, by Deed from Ronald E. Dech, Jr. and Caterina Jo Dech, his wife, Dated 02/13/1995, Recorded 02/14/1995, in Book 1995-1, Page 12962.

By virtue of the death of Robert Miller on or about 04/23/1995, Dorothy Miller became sole owner of the premises as surviving tenant by the entireties.

The said Dorothy Miller departed this life on or about 04/21/2015, and upon information and belief her surviving heirs at law and next-of-kin are Christina Russo, Anne Lauritzen,

Elizabeth Belgie, David Miller, Daniel Miller, Timothy Miller, Andrew Miller, Mary Miller, Robert Miller, Sarah Miller, and Catherine Miller.

Letters Testamentary were granted to Anne Lauritzen and David Miller on 05/18/2015 in Northampton County, No. 2015-0636.

By executed waiver, Catherine Miller a/k/a Catherine Almond waived her right to be named as a defendant in the foreclosure action.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09451**

Location:

1477 Ravena Street, Bethlehem,
PA 18015

Parcel ID:

Q7NW1C/4/4N/0204

Reputed Owner:

Aasim Saber

ALL THAT CERTAIN piece or parcel of land known as Lot 13, shown on the subdivision plan entitled Carriage Homes of Saucon Creek, recorded in Map Book Volume 2002-5 Page 4, located in the City of Bethlehem, County of Northampton, and the Commonwealth of Pennsylvania.

Title to said premises is vested in Aasim Saber by deed from Jonathan P. Davies and Jennifer D. Davis, husband and wife, dated June 26, 2006 and recorded June 30, 2006 in Deed Book 2006-1, Page 266377 Instrument Number 2006039066.

Improvements:

Thereon being erected a three-story townhouse with vinyl siding,

stucco and stone exterior, shingle roof and attached one-car garage.

Attorneys:

McCabe Weisberg & Conway, PC

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07604**

Location:

1010 Blair Road, Bethlehem, PA 18017

Parcel ID:

M6/19/17/0214

Reputed Owners:

John R. Dilendik, Jr. and Tammy Dilendik

ALL THAT CERTAIN lot or parcel of land, with the improvements erected thereon, situate at the northeast intersection on Jackson-ville Road (TR 575) and Blair Road in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania.

Title to said premises is vested in John R. Dilendik Jr and Tammy Dilendik, husband and wife, by deed from Joseph W. Fixl and Nancy C. Fixl, husband and wife dated January 31, 2006 and recorded February 1, 2006 in Deed Book 2006-1, Page 44946 Instrument Number 2006007648.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10734**

Location:

347 East 10th Street, Northampton, PA 18067

Parcel ID:

M4NW2C/1/4/0522

Reputed Owners:

Evelyn M. Hannis, Bryan Hannis, Michele L. Hannis and Scott J. Hannis

All that certain lot or piece of land, together with the improvements thereon, situate on the North side of E. Tenth Street, in the Third Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Evelyn M. Hannis, Bryan Hannis, husband and wife, and Michele L. Hannis, and Scott J. Hannis by deed from Hattie M. Mirakovits, unmarried, by her POA Rita Seaman dated February 29, 2008 and recorded March 5, 2008 in Deed Book 2008-1, Page 61444 Instrument Number 2008008235.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05890**

Location:

3794 Lehigh Drive, Northampton, PA 18067

Parcel ID:

J3/13/7B/0516

Reputed Owner:

Ronald Silfies a/k/a Ronald L. Silfies

ALL THAT CERTAIN parcel of land, together with the building and improvements located thereon, situate in the Village of Pennsville, Lehigh Township, Northampton County, and Commonwealth of Pennsylvania.

Title to said premises is vested in Ronald Silfies a/k/a Ronald L. Silfies by deed from Debra A. Kemmerer dated March 25, 2015 and recorded March 27, 2015 in Deed Book 2015-1, Page 47745 Instrument Number 2015006659.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11128**

Location:

516 West Lafayette Street, Easton, PA 18042

Parcel ID:

L9NE2A/22/3/0310

Reputed Owner:

Karl Stirner, Jr., Administrator of the Estate of Gay L. Elwell

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situated on Lafayette Street, in the City of Easton, County of Northampton and State of Pennsylvania:

Title to said premises is vested in Gay L. Elwell by deed from Dean A. Curtis dated June 30, 2009 and recorded July 9, 2009 in Deed Book 2009-1, Page 174927 The said Gay L. Elwell died on December 3, 2012. Letters of Administration were granted to Karl Stirner, Jr., Administrator of the Estate of Gay L. Elwell on February 18, 2013.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01428**

Location:

2895 Pheasant Drive, Northampton, PA 18067

Parcel ID:

J5/19/3B/0520

Reputed Owner:

Jean F. Rossi f/k/a Jean Rossi

ALL THAT CERTAIN lot or piece of ground situate on the South side of Pheasant Drive, Pennsylvania Route 246, in Moore township, County of Northampton, Commonwealth of Pennsylvania.

Title to said premises is vested in Jean F. Rossi aka Jean Rossi by deed from Reno Land Development, Inc. dated July 10, 2003 and recorded August 8, 2003 in Deed Book 2003-1, Page 320317.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 24

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05012**

Location:

2835 Georgetown Road, Nazareth, PA 18064

Parcel ID:

K7/19/6C-4/0432

Reputed Owner:

James P. Angst

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

Title to said premises is vested in Eileen F. Angst and James P. Angst,

husband and wife by deed from Eileen F. Patoki, now known as Eileen F. Angst, joined by her husband James P. Angst dated April 10, 2007 and recorded April 19, 2007 in Deed Book 2007-1, Page 144771 Instrument Number 2007018544. The said Eileen F. Angst died on January 8, 2009 thereby vesting title in her surviving spouse James P. Angst by operation of law.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04120**

Location:

18 Jefferson Street, Wind Gap, PA 18091

Parcel ID:

E8SW4D/2/2B/0638

Reputed Owners:

Craig C. Fehr and Donna M. Fehr
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF WIND GAP, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA.

Title to said premises is vested in Craig C. Fehr and Donna M. Fehr, husband and wife, by deed from Rodney L. Frable and Joan M. Frable, his wife dated November 25, 1991 and recorded November 26, 1991 in Deed Book 848, Page 150.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04590**

Location:

1019 3rd Street, North Catasauqua, PA 18032

Parcel ID:

M4SE4D/24/3/0923

Reputed Owner:

Stephen J. Miller, Administrator of the Estate of Ronald E. Miller

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate at the corner of Third and Chapel Streets, and known as No. 1019 Third Street, in the Borough of North Catasauqua, County of Northampton, and State of Pennsylvania.

Title to said premises is vested in Ronald E. Miller by deed from Sharon R. Miller and Ronald E. Miller dated April 20, 2006 and recorded April 27, 2006 in Deed Book 2006-1, Page 166239 Instrument Number 2006026060. The said Ronald E. Miller died on February 6, 2013. Letters of Administration were granted to Stephen J. Miller, Administrator of the Estate of Ronald E. Miller on 2/20/2013.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07460**

Location:

338 Main Street, Northampton, PA 18067

Parcel ID:

M4NE4D/1B/6/0522

Reputed Owner:

Coleen S. Mouer

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, together with the improvements thereon situate in the Fourth Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Coleen S. Mouer by deed from Matthew Christman and Holly Christman, husband and wife dated August 7, 2009 and recorded August 12, 2009 in Deed Book 2009-1 Page 208733 Instrument Number 2009029085.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00778**

Location:

1012 West Berwick Street, Easton,
PA 18042

Parcel ID:

M9NE1A/5/25/0310

Reputed Owners:

Keith H. Schaffer and Melissa Hauze

ALL THAT CERTAIN lot or piece of ground with the western half of a double frame dwelling thereon, situate on the south side of West Berwick Street in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Keith H. Schaffer and Melissa Hauze by deed from John K. Beam and Carolyn L. Beam, said deed being recorded on 9/18/2002 in the Northampton County Recorder of Deeds office in Book 2002-1, page 250185, and by deed from Irvin E. Povlov, LLC, Irvin E. Povlov, Beth-

Ellen Povlov, and 4 Partners, Inc., said deed being recorded on 2/12/2003 in the Northampton County Recorder of Deeds office in Book 2003-1, page 52451.

Improvements:

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

Attorneys:

Glenn C. Romano, PC

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10900**

Location:

516 Cherokee Street, Bethlehem,
PA 18015

Parcel ID:

P6SW2B/15/9/0204

Reputed Owners:

Joshua T. Gaul and Allison M. Peck

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

Being the same premises granted and conveyed unto Joshua T. Gaul, unmarried and Allison M. Peck, unmarried by deed from Luz Maria Schmidt and Glen Schmidt, her husband, dated 10/20/2006 and recorded 10/30/2006 in Book 2006-1 page 448545.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08991**

Location:

607 Washington Street, Portland,
PA 18351

Parcel ID:

B11SE3D/1/9/0127

Reputed Owner:

Guy Gardner

ALL THAT CERTAIN lot or piece of land and premises on the west side of Washington Street in the Borough of Portland, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Guy Gardner and Irene Gardner by deed from Anna H. Stine, widow, said deed being recorded on 2/28/1968 in the Northampton County Recorder of Deeds Office in Book 314, page 575. The said Irene Gardner departed this life on 10/31/1999 thereby vesting title solely in Guy Gardner.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 31

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08128**

Location:

13 Babbling Brook Road, Easton, PA 18045

Parcel ID:

J8SE2/5/8/0324

Reputed Owners:

Barbara J. Yates and Jeffery S. Yates

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

BEING the same premises which THOMAS A. WETTLAUFER AND LINDA L. WETTLAUFER, HIS WIFE, by Indenture bearing date 9/1/2005 and recorded 9/22/2005 in the Office of the Recorder of Deeds, in and for County of NORTHAMPTON in Deed Book Volume 2005-1 page 367525

etc., granted and conveyed unto JEFFERY S. YATES and BARBARA J. YATES, HIS WIFE, in fee.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-04693**

Location:

23 North 8th Street, Easton, PA 18042

Parcel ID:

L9SE1B/8/24/0310

Reputed Owner:

Gary L. Davis

ALL that certain message, tenement and lot or piece of land situate on the east side of North 8th Street in the City of Easton, County of Northampton, State of Pennsylvania.

BEING THE SAME PREMISES which John V. Corona, Jr., and Diane O'Dowd fka Diane M. Corona, by Deed dated 4/30/92 and recorded 5/5/92 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 861, Page 537, granted and conveyed unto Gary L. Davis, single, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07938**

Location:

1141 Spring Garden Street, Easton, PA 18042

Parcel ID:

L9SE1A/2/6/0310

Reputed Owners:

Kaitlin Johnson and George Johnson

ALL THAT CERTAIN message, tenement, tract or piece of land with one-half of a double dwelling erected thereon, situate on the North side of Spring Garden Street, and known as #1141 Spring Garden Street, 8th Ward, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

Being the same premises conveyed from Sonia I. Altenback, now known as Sonia I. Rosario, to George Johnson and Kaitlin Johnson by Deed dated May 21, 2010 and recorded on May 25, 2010 in the Northampton Recorder of Deeds Office at Book 2010-1, Page 98534 and Instrument #2010014796.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11861**

Location:

722 Pine Street, Easton, PA 18042

Parcel ID:

L9SE1B/28/5/0310

Reputed Owner:

Margie Smith

ALL THAT CERTAIN frame message or tenement and lot or piece of ground situate on the South side of Pine Street in the City of Easton, County on Northampton, and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Timothy P. Nicholson and Elizabeth A. Nicholson, husband and wife, by Deed dated 3/27/06 and recorded 4/10/06 in the Office of the

Recorder of Deeds in and for the County of Northampton, in Deed Book 20061, Page 141736, and Instrument #2006022682, granted and conveyed unto Margie Smith, a single woman, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11436**

Location:

1230 East 3rd Street, Bethlehem, PA 18015

Parcel ID:

P6SE2B/3/11/0204

Reputed Owner:

Janet Corujo

All that certain lot or piece of land with improvements thereon erected, situate on the south side of East Third Street, in City of Bethlehem, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Janet Corujo by Deed from Daniel A. Rosario and Lynn Rosario, husband and wife dated January 12, 2007 and recorded on January 30, 2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 41270.

Improvements:

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

Attorneys:

Milstead & Associates, LLC

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06072**

Location:

1545 First Street, Bethlehem, PA 18020

Parcel ID:

N7SW2/9/1B/0205

Reputed Owners:

Kyle Happel and Sarah Saylor

All that certain parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, consisting of the following: Lot Nos. 5, 6, 7 and 8, Block 24, as set forth on Plan of Freemansburg Heights prepared by Charles W. Grossart, Civil Engineer and Surveyor, and revised October, 1917, which plan is recorded in Map Book 6, Page 52.

Title to said Premises vested in Kyle Happel and Sarah Saylor, husband and wife by Deed from Terrence P. Brennan and Katelind Brennan, husband and wife dated November 30, 2010 and recorded on December 1, 2010 in the Northampton County Recorder of Deeds in Book 2010-1, Page 254790.

Improvements:

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

Attorneys:

Milstead & Associates, LLC

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11317**

Location:

709 East 7th Street, Bethlehem, PA 18015

Parcel ID:

P6SE2D/13/18/0204

Reputed Owner:

Tammy J. Makos, Executrix of the Estate of John R. Makos

All that certain messuage or tenement and lot or piece of ground situate in the City of Bethlehem, Northampton County, Pennsylvania.

Title to said Premises vested in John R. Makos, widower by Deed from John R. Makos, widower dated April 5, 1999 and recorded on April

22, 1999 in the Northampton County Recorder of Deeds in Book 1999-1, Page 056471.

Improvements:

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

Attorneys:

Milstead & Associates, LLC

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05406**

Location:

211 West Saint Joseph Street, Easton, PA 18042

Parcel ID:

L9SE3A/12/4/0310

Reputed Owners:

Domenic Desei and Judith K. Desei

ALL THAT CERTAIN Western one-half of a double frame dwelling house, SITUATE on the North side of West St. Joseph Street in the City of Easton, County of Northampton, and State of Pennsylvania.

BEING the same premises that James E. Garrity and Leona B. Garrity, husband and wife, by deed dated 2/14/97 and recorded 2/17/97, in the Office of the Recorder of Deeds of Northampton County, in Record Book 1997-1 page 14998, granted and conveyed unto Domenic A. DeSei and Judith K. DeSei, husband and wife.

Improvements:

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

Attorneys:

Rosenn Jenkins & Greenwald, LLP

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01421**

Location:

3039 Werner Road, Nazareth, PA 18064

Parcel ID:

K6/23/8/0432

Reputed Owners:

Andrew J. Sloboda and Jack V. McLain

ALL THAT CERTAIN ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING LOT NO. 1 OF THE RED BARN ESTATES SUBDIVISION, SITUATE IN THE TOWNSHIP OF UPPER NAZARETH, COUNTY OF NORTHAMPTON, AND COMMON-WEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Judith M. Labish, n/b/m known as Judith M. McCluskey and Scott McCluskey, husband and wife, by Deed dated September 15, 2001 and recorded October 10, 2003 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2003-1, Page 424689, granted and conveyed unto ANDREW J. SLOBODA and JACK V. McLAIN.

Improvements:

Thereon being erected a two-story single dwelling with wood siding, slate roof, a barn and detached out buildings.

Attorneys:

Powers Kirm & Associates, LLC

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02220**

Location:

947 Wyandotte Street, Bethlehem, PA 18015

Parcel ID:

P6SW3C/7/19/0204

Reputed Owners:

Sridhar Parthasarathy and Rekha Parthasarathy

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OR PIECE OF GROUND SITUATE IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON AND COMMON-WEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Gregory Rampertab, by Deed dated January 24, 2007 and recorded February 6, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 51255, granted and conveyed unto SRIDHAR PARTHASARATHY and REKHA PARTHASARATHY, husband and wife.

Improvements:

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

Attorneys:

Powers Kirm & Associates, LLC

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11884**

Location:

105 Walker Drive, Northampton, PA 18067

Parcel ID:

M4/3/4-3/0501

Reputed Owners:

Juan Antigua and Yvette Mojica Antigua

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

BEING the same property conveyed to Juan Antigua and Yvette Mojica Antigua, husband and wife, who acquired title by virtue of a deed from Thomas C. Fahnestock and Dianna Fahnestock, husband and wife, dated August 29, 2005, recorded September 14, 2005, at Instrument Number 2005047449, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 44
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08431

Location:

173 Spring Street, Easton, PA
18042

Parcel ID:

L9SW3D/11/15/0835

Reputed Owner:

Louise A. Lassiter

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, situate on the north side of Spring Street in the Borough of West Easton, County of Northampton, and Commonwealth of Pennsylvania;

BEING THE SAME PREMISES which Mel Martinez, the Secretary of Housing and Urban Development, as Washington, D.C., by Deed dated January 14, 2003 and recorded February 11, 2005 in the Office of the Recorder of Deeds in and for Northampton County at Easton Pennsylvania in Record Book Volume 2003-1 Page 051223, Instrument Number 2003007694, granted and conveyed unto Jesse L. Lassiter and Louise A. Lassiter, tenants with rights of survivorship and not as tenants in common. Jesse Lassiter passed away on May 31, 2014 leaving Louise A. Lassiter, the surviving tenant with right of survivorship, as the sole owner of the Mortgage Premises.

Improvements:

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

Attorneys:

Hladik Onorato & Federman, LLP

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03941

Location:

234 Mount Bethel Highway,
Bangor, PA 18013

Parcel ID:

D10/7/25/0131

Reputed Owners:

James Cassius Hansler, Jr. and
Jessica Marie Hansler a/k/a Jessica
Marie Knight

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

BEING THE SAME PREMISES which Andrea Seugling, by Deed dated July 27, 2004 and recorded August 24, 2004 in the Office of the Recorder of Deeds in and for Northampton County at Easton Pennsylvania in Record Book Volume 2004-1 Page 332157, Instrument Number 2004053384, granted and conveyed unto James Hansler and Jessica Hansler, his wife, his/her heirs and assigns, in fee.

Improvements:

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

Attorneys:

Hladik Onorato & Federman, LLP

No. 46
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06999

Location:

1976 Easton Avenue, Bethlehem,
PA 18017

Parcel ID:

N6SE2B/9/4/0204

Reputed Owner:

Kathleen McGinley

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

BEING the same premises which by Deed dated November 26, 2001 and recorded in the Office of the Recorder of Deeds of Northampton

County on December 05, 2001 in Deed Book Volume 2001-1, Page 260186, granted and conveyed unto Kathleen McGinley.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-07178**

Location:

1036 Linden Street, Bethlehem, PA 18018

Parcel ID:

N6SE4C/12/3/0204

Reputed Owner:

Richard A. Kroope

All THAT CERTAIN message and tenement and lot or piece of land, known as 1036 LINDEN STREET, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated November 08, 1978 and recorded in the Office of the Recorder of Deeds of Northampton County on November 8, 1978 in Deed Book Volume 590, Page 1014, granted and conveyed unto Richard A. Kroope.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-09101**

Location:

633 East 5th Street, Bethlehem, PA 18015

Parcel ID:

P6SE2A/27/11B/0204

Reputed Owner:

Adrian M. Perry

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

BEING the same premises which by Deed dated June 18, 1999 and recorded in the Office of the Recorder of Deeds of Northampton County on June 25, 1999 in Deed Book Volume 1999-1, Page 94682, granted and conveyed unto Adrian M. Perry.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08995**

Location:

1397 Stewart Street, Northampton, PA 18067

Parcel ID:

M4NW1B/19/34/0522

Reputed Owner:

Chad T. Shanaberger

ALL THAT CERTAIN message or tenement and tract of piece of land situate in the Fourth Ward of the Borough of Northampton, Northampton County, Pennsylvania.

BEING the same premises which by Deed dated August 23, 2011 and recorded in the Office of the Recorder of Deeds of Northampton County on September 23, 2011 in Deed Book Volume 2011-1, Page 195629, granted and conveyed unto Chad T. Shanaberger.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 52**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07790****Location:**

1711-1713 Franklin Street,
Northampton, PA 18067

Parcel ID:

L4SW4C/6/26B/0522

Reputed Owners:

Virginia Everett and Ken Krall

ALL THAT CERTAIN tract or rectangular parcel of land situated in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated October 16, 1997 and recorded in the Office of the Recorder of Deeds of Northampton County on February 13, 1998 in Deed Book Volume 1998-1, Page 016134, granted and conveyed unto Virginia Everett and Ken Krall.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 54**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07327****Location:**

314 East 9th Street, Northampton, PA 18067

Parcel ID:

M4NW2C/10/3/0522

Reputed Owner:

Stephen Haas, III

ALL THAT CERTAIN brick building used as a store and dwelling, and lot or piece of ground, situate #314 East Ninth Street, in the 3rd Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated July 20, 2000 and recorded in the Office of the Recorder of Deeds of Northampton County on July 26, 2000 in Deed Book Volume 2000-1, Page 94499, granted and conveyed unto Stephen Haas, III.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 56**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05252****Location:**

648 Line Street, Easton, PA 18042

Parcel ID:

M9NE1C/11/2/0310

Reputed Owner:

Ronald J. Entkos, Jr.

ALL THAT CERTAIN lot or piece of ground situate on the South side of Line Street, in the City of Easton, County of Northampton, State of Pennsylvania.

BEING the same premises which by Deed dated June 16, 1999 and recorded in the Office of the Recorder of Deeds of Northampton County on October 20, 1999 in Deed Book Volume 1999-1, Page 158967, granted and conveyed unto Ronald J. Entkos, Jr.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 57**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-02194****Location:**809 Wood Avenue, Easton, PA
18042**Parcel ID:**

L9SE1B/7/14/031 0

Reputed Owner:

Steve L. Badman

ALL THAT CERTAIN message, tenement and lot or piece of ground, hereditaments and appurtenances, situate on the North side of Wood Street, in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated October 19, 2009 and recorded in the Office of the Recorder of Deeds of Northampton County on October 20, 2009 in Deed Book Volume 2009-1, Page 266014, granted and conveyed unto Steve L. Badman.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 59**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07696****Location:**717 Ferry Street, Easton, PA
18042**Parcel ID:**

L9SE1B/28/20/0310

Reputed Owners:

Domenic A. Desei and Judith K. Desei

ALL THAT CERTAIN Eastern half of a double frame dwelling house and lot or piece of land known as No. 717

Ferry St in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated July 7, 1993 and recorded in the Office of the Recorder of Deeds of Northampton County on July 8, 1993 in Deed Book Volume 902, Page 26, granted and conveyed unto Domenic A. Desei, Judith K. Desei and United States of America.

Improvements:

Thereon being erected a two-story row home with aluminum siding.

Attorneys:

Portnoff Law Associates, Ltd.

No. 61**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04397****Location:**222 Juniata Street, Bethlehem, PA
18017**Parcel ID:**

P7NW2A/3/11/0212

Reputed Owner:

Donald W. Mack, Jr.

ALL THAT CERTAIN message, tenement, and lot or piece of land situate on Clearfield Terrace, in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated December 14, 1987 and recorded in the Office of the Recorder of Deeds of Northampton County on January 11, 1988 in Deed Book Volume 741, Page 251, granted and conveyed unto Donald W. Mack, Jr.

Improvements:

Thereon being erected a two-story row home with aluminum siding and flat roof.

Attorneys:

Portnoff Law Associates, Ltd.

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04279

Location:

901 Wyandotte Street, Bethlehem,
PA 18015

Parcel ID:

P6SW3B/21/13/0204

Reputed Owner:

Tomas R. Cora

ALL THAT CERTAIN lot or piece of ground, situate in the City of Bethlehem (South side) County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated December 22, 2014 and recorded in the Office of the Recorder of Deeds of Northampton County on January 6, 2015 in Deed Book Volume 2015-1, Page 1921, granted and conveyed unto Tomas R. Cora.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 64
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05700

Location:

3211 Lehigh Street, Bethlehem,
PA 18020

Parcel ID:

N7SW2/5/1/0205

Reputed Owner:

Robert F. Rudolph, Sr.

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

BEING THE SAME PREMISES which by deed dated 07/21/1997 and recorded in the Office of the Recorder of Deeds of Northampton County on 07/30/1997 in Book Volume 1997-1, page 80326, granted and conveyed unto Robert F. Rudolph, Sr., and Eleanor R. Rudolph. The said Eleanor R. Rudolph passed away on 12/21/2014 whereby title became vested solely in Robert F. Rudolph, Sr.

Improvements:

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

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

Feb. 16, 23; Mar. 2

The Law Firm of
Saltzman & Gordon, LLC
is moving to a *new location* as of Monday, February 27, 2017.
The new address is:
1611 Pond Road
Suite 230
Allentown, PA 18104
Telephone and Fax Numbers will not be changing.
Telephone: (610) 435-6300 Fax: (610) 435-7652
Feb. 23

MARCH 2017

MON	TUE	WED	THU	FRI
		1 Asbestos Pretrials Civil Call Criminal	2 Juvenile Arraignments Criminal	3 Misc. Hrngs.
6 Juvenile Civil	7 Civil	8 Civil Call Civil	9 Juvenile Civil	10 Misc. Hrngs.
13 Juvenile Non-Jury	14 Non-Jury	15 Non-Jury	16 Juvenile Arraignments Non-Jury	17 Misc. Hrngs. O.C. Audit
20 Juvenile Status	21 Argument	22 ARD/ Summaries DRS	23 Juvenile DRS	24 Misc. Hrngs.
27 Juvenile	28 Civil Pretrials	29 Status	30 Juvenile Arraignments	31 Misc. Hrngs.

**DEAN COSGROVE and DIANNE PATRICIA COSGROVE,
Plaintiffs v. EASTON COACH COMPANY and EASTON
COACH NUC LLC, Defendants**

Motion to Strike Subpoenas—Personal Injury—Discovery.

Plaintiff, Dean Cosgrove (“Cosgrove”), was employed by the Sands Casino Resort in Bethlehem, Pennsylvania (“Sands Casino”). Sands Casino had an agreement with Defendants whereby Defendants provided shuttle bus services to Sands Casino employees. On two separate occasions, Cosgrove avers that he was injured as a result of Defendants’ shuttle buses’ jerk-and-jolt motion. Cosgrove promptly reported the second incident, and so Plaintiffs are certain of the date of the second incident. However, because Cosgrove did not immediately report the first incident, he provides an estimated date and alternatively, a range of approximately three weeks.

Defendants issued numerous subpoenas, and Plaintiffs filed twenty-five objections to Defendants’ subpoenas. In turn, Defendants filed their Motion to Strike Plaintiffs’ Objection to Subpoenas.

Defendants’ subpoenas can be categorized into four groups: (1) Plaintiffs’ cellphone records; (2) records from Plaintiffs’ previous medical providers; (3) records from Plaintiffs’ previous employers; and (4) credit card and financial records. The Court granted Defendants’ Motion to Strike Subpoenas as it applies to Plaintiffs’ previous medical providers and Plaintiffs’ previous employers because those subpoenas were reasonably calculated to ascertain Plaintiffs’ relevant medical history, lost wages, and loss of future earning capacity.

Further, Defendants argued that because Plaintiffs are unsure about the dates of his alleged injuries, Cosgrove’s cellphone records could be used to determine the exact dates of those incidents. Defendants reasoned that Cosgrove could have, for example, called his wife or doctor immediately following the incident. However, there was no evidence to support Defendants’ theory, and Plaintiffs denied that Cosgrove used his cellphone immediately after either incident. Finding this subpoena to be too attenuated, the Court denied Defendants’ Motion to Strike Subpoenas as it relates to the cellphone records.

The Court also denied Defendants’ Motion to Strike Subpoenas in relation to those subpoenas directed at Cosgrove’s credit and financial records. Defendants argued that the credit and financial records could help Defendants evaluate and substantiate Plaintiffs’ claims for lost wages, loss of future earning capacity, and inability to pursue life’s pleasures. Similar to its analysis of the subpoena for Cosgrove’s cellphone records, the Court held Defendants’ subpoenas for credit and financial records premature. There was no reason to believe that Cosgrove’s credit and financial records would reveal his alleged loss of life’s pleasures. Further, the Court reasoned that Defendants could use Cosgrove’s records from his previous employers to calculate Plaintiffs’ claims for lost wages and loss of future earning capacity. Thus, Defendants’ subpoenas for Cosgrove’s credit and financial records were overly broad and not reasonably calculated.

Finally, the Court addressed Plaintiffs’ additional contention that many of Defendants’ subpoenas were “illegal” because they were addressed to out-of-state corporate offices and therefore, were unenforceable. The Court cited to relevant Pennsylvania law, which provides the procedures for this particular scenario. That is, Pennsylvania allows another state to reissue a trial state’s subpoena, and consequently, this procedure effectively eliminates a jurisdictional issue. Thus, Plaintiffs’ argument was premature, in that Defendants had not yet issued their subpoenas, and therefore, this Court could not evaluate whether they followed the proper procedural requirements.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. CV-2015-4557.

MICHAEL A. SNOVER, ESQUIRE, for Plaintiffs.

STEPHEN E. GEDULDIG, ESQUIRE, for Defendants.

Order of the Court entered on April 26, 2016 by MURRAY, J.

ORDER

AND NOW, this 26th day of April, 2016, upon consideration of the Plaintiffs', Dean and Dianne Cosgrove's (collectively "Plaintiffs"), twenty-five Objections to Defendants', Easton Coach Company and Easton Coach NUC LLC's ("Defendants"), proposed subpoenas and its Answer to Defendants' Motion to Strike Objections to Subpoenas with accompanying Memorandum of Law, and Defendants' Motion to Strike Plaintiffs' Objections to Subpoenas ("Motion to Strike Plaintiffs' Objections") and Memorandum of Law in support of thereof, it is hereby ORDERED that Defendants' Motion to Strike Plaintiffs' Objections is GRANTED, in part, and DENIED, in part, as follows:

1. We GRANT Defendants' Motion to Strike Plaintiffs' Objections, in part, as to the following proposed subpoenas as submitted by Defendants': Pocono Medical Center (1); DML Laboratories; JMB Construction; World Kitchen; and the Pennsylvania Department of Labor and Industry Unemployment Compensation.

2. We DENY Defendants' Motion to Strike Plaintiffs' Objections, in part, as to the following proposed subpoenas as submitted by Defendants': AT&T Mobility; Bank of America; Bill Me Later; Chase; Chase Bank (1); Chase Bank (2); Chase Bank c/o Weltman Weinberg Reis (1); Chase Bank c/o Weltman Weinberg Reis (2); Capital One Bank; Capital One Services c/o Capital Management Services; Chase Student Loans; DML Medical Laboratory c/o Commonwealth Financial Systems; DML Medical Laboratory c/o NCC; Pennstar Bank; Pocono Medical Center (2); Pocono Medical Center c/o Computer Credit, Inc.; Pocono Medical Center c/o Mark L. Nichter, PC; Pocono Medical Center c/o Penn Credit, Sears/Citibank; and Sear Credit Cards.

STATEMENT OF REASONS

I. Factual and Procedural History

Prior to and on August 13, 2013, through October 18, 2013, and after, Defendants had a contract with Sands Casino Resort in Bethlehem, Pennsylvania ("Sands Casino"), whereby Defendants provided shuttle/transportation services to Sands Casino employees. Compl. ¶4. During this time period, Dean Cosgrove ("Cosgrove") was an employee of the Sands Casino. *Id.* On or about August 20, 2013, while traveling on one of Defendants' shuttle buses, Cosgrove avers that the bus hopped a curb, causing the bus to jerk and jolt. *Id.* at ¶5. This jerk-and-jolt motion threw Cosgrove up and

off of his seat and caused him to land awkwardly and with force back into his seat. *Id.* Cosgrove was injured, but he maintains that he did not realize the severity of his injury at the time and as a result, did not immediately file an incident report. *Id.* at ¶¶5-6. Cosgrove's symptoms progressed, and on September 4, 2013, Cosgrove reported the incident to Defendants. *Id.* at ¶6. Thus, August 20, 2013, is an estimated date of the actual occurrence, and in the alternative, Cosgrove avers that this incident occurred between August 13, 2013 and September 4, 2013. *Id.*

Then on October 17, 2013, while in one of Defendants' shuttle buses, Cosgrove stood up after the bus came to a stop and prepared to exit the bus. *Id.* at ¶8. Cosgrove maintains that the bus was driven by Michael Achenbach, the same driver from the August 20, 2013 incident. *Id.* at ¶¶5, 8. Cosgrove avers that after the bus stopped and he was already standing, the bus lurched forward, and Cosgrove was forced back and hit his back on a portion of the bus. *Id.* at ¶8. As a result, Cosgrove's injury from the August 20, 2013 incident was aggravated. *Id.* Cosgrove reported this incident but pleads that in the alternative, the second bus incident occurred on a day between August 13, 2013 and October 18, 2013. *Id.*

On July 27, 2015, Plaintiffs filed their Complaint, alleging four counts of negligence. We move to the relevant procedural history. During the course of discovery, Defendants submitted numerous proposed subpoenas to Plaintiffs. Defendants' subpoenas can be categorized into four groups: (1) Plaintiffs' cellphone records; (2) records from Plaintiffs' previous medical providers; (3) records from Plaintiffs' previous employers; and (4) credit card and financial records. Plaintiffs filed an Objection to those subpoenas on December 2, 2015, and Plaintiffs filed an additional twenty-four Objections to the subpoenas on January 14, 2016. Defendants filed their Motion to Strike Plaintiffs' Objections and an accompanying Memorandum of Law on February 23, 2016. On March 3, 2016, Plaintiffs filed their Answer to Defendants' Motion to Strike Objections to Subpoenas.

This matter was placed on the March 22, 2016 Argument List. The parties presented argument before the undersigned and submitted briefs.

II. Discussion

"Relevant materials in the hands of non-parties to a suit are generally discoverable." *Rohm & Haas Company v. Lin*, 992 A.2d 132, 145 (Pa. Super. 2010). The Pennsylvania Rules of Civil Procedure set forth the proper procedure to be used when discoverable documents are in the hands of a non-party. *Id.* The Rules, in relevant part, provide that

Any party may serve a request upon ... a person not a party ... to produce and permit the requesting party, or someone acting on the party's behalf, to inspect and copy any designated documents ... which constitute or contain matters within the scope of Rules 4003.1 through 4003.6 inclusive and which are

in the possession, custody or control of the ... person upon whom the request or subpoena is served, and may do so one or more times.

Pa. R.C.P. 4009.1. Rule 4003.1 sets forth the scope of discoverable matters: “a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action, whether it relates to the claim or defense of the party seeking discovery or to the claim or defense of any other party.” Pa. R.C.P. 4003.1(a). Further, the discovery sought must “appear[] reasonably calculated to lead to the discovery of admissible evidence.” *Id.* at (b).

“The rules of discovery involve a standard that is necessarily broader than the standard used at trial for the admission of evidence.” *Commonwealth by Pappert v. TAP Pharmaceutical Products, Inc.*, 904 A.2d 986, 994 (Pa. Commw. 2006); *see also, In re Estate of Thompson*, 416 Pa. 249, 261, 206 A.2d 21, 28 (1965) (“requests for discovery must be considered with liberality as the rule rather than the exception”). The purpose of this broader standard is “to ensure that a party has in its possession all relevant and admissible evidence before the start of trial” and to “avoid surprise and unfairness at trial.” *Pappert*, *supra*.

Plaintiffs’ first Objection is based on the following grounds: “[i]nvasion of privacy, overbroad and not reasonably calculated to lead to the discovery of admissible evidence. May also contain privileged information regarding other privileges, such as attorney-client privilege.” Plaintiffs’ subsequent twenty-four Objections are based on similar grounds and are identical to one another but add “fishing expedition” to the litany of the above-mentioned grounds.

To begin, we address Plaintiffs’ first Objection, filed on December 2, 2015, which concerns Defendants’ proposal to subpoena Cosgrove’s AT&T Mobility records. Defendants argue that Cosgrove’s cellphone records are relevant to “evaluat[e] whether and when Plaintiff might have reported any injuries and to whom he reported them, as well as dates he might have been a passenger in one of Defendants’ vehicles.” Mot. Strike Pls.’ Objections ¶24. At the Argument Hearing, Defendants reasoned that Cosgrove could have, for example, called his wife or doctor immediately following the alleged incidents, and that those cellphone records would help Defendants to ascertain the exact dates of those incidents. Defendants also recognized that the cellphone records would not provide the content of any phone calls or the global positioning system coordinates but rather, would provide time-stamped records of incoming and outgoing calls.

Although we use a broad standard when considering discovery requests, this Court is unpersuaded by Defendants’ argument. If, for example, Cosgrove admitted that directly following one of the incidents, he called a particular doctor, perhaps Defendants’ subpoena would seem less attenuated. However, there is no such averment in this case, and Cosgrove denies

using his phone immediately following either incident. Pls.' Answer to Defs.' Mot. ¶1. We are unconvinced that combing through months of Cosgrove's cellphone records is reasonably calculated. Thus, we deny Defendants' Motion to Strike Plaintiffs' Objections as to the subpoena directed to AT&T Mobility.

We next turn to Plaintiffs' Objections to those subpoenas that seek Cosgrove's medical treatment history. Plaintiffs object to Defendants' subpoenas directed to Pocono Medical Center (1) and DML Laboratories. Both of these subpoenas request any documentation pertaining to the medical treatment of Cosgrove, including office notes, reports or other documents prepared by his doctors, radiological reports or films, prescriptions, telephone call messages, correspondence with Cosgrove, psychological and/or psychiatric records, and medical billing records. Further, the subpoenas request all of the above documentation beginning August 1, 2008, until the present. Plaintiffs argue that these medical records are not discoverable, and Plaintiffs are "attempting to compel the Defendants to comply with the Rules of Civil Procedure instead of in bad faith attempting to invade the plaintiff's privacy in hopes of discouraging the Plaintiffs from proceeding with litigation against the Defendants." Pls.' Answer to Defs. Mot. ¶26. Plaintiffs do not elaborate as to their allegation that Defendants are acting in bad faith by seeking Cosgrove's medical history.¹

The Pennsylvania physician-patient privilege statute provides that a physician must not disclose any information "which he acquired in attending the patient in a professional capacity, and which was necessary to enable him to act in that capacity, which shall tend to blacken the character of the patient, without consent of said patient." 42 Pa. C.S. §5929 (2016). However, Rule 5929 explicitly provides an exception to this general rule: "except in civil matters brought by such patient, for damages on account of personal injuries." *Id.* In interpreting Rule 5929, our Superior Court reasoned that "[b]y filing actions for personal injuries, the plaintiff-patients waive their privilege and, in effect, implicitly consent to disclosures by their physicians concerning matters relating to the plaintiff-patients' medical conditions." *Moses v. McWilliams*, 379 Pa. Super. 150, 161, 549 A.2d 950, 956 (1988).

Here, Plaintiffs allege that Cosgrove was injured following two separate incidents on Defendants' shuttle buses. The success of Plaintiffs' cause of action hinges, in part, on Cosgrove's alleged injuries. Plaintiffs' claims are clearly ones rooted in "damages on account of personal injuries,"

¹ At the Argument Hearing, Plaintiffs represented that they recognized that Cosgrove's medical records were discoverable but argued that those medical providers must be served subpoenas within the Commonwealth. On review of the subpoenas directed to Pocono Medical Center (1) and DML Laboratories, it appears both of these proposed subpoenas are addressed to Pennsylvania addresses. Therefore, the balance of Plaintiffs' argument is unclear, although we do consider Plaintiffs' jurisdictional argument as it relates to Defendants' other subpoenas below.

and accepting the plain meaning of Rule 5929, there is no reason that Plaintiffs' medical documentation is barred from discovery. Denying Defendants the chance to review Plaintiffs' medical records would effectively deny Defendants the opportunity to defend themselves. We recognize Plaintiffs' contention that Defendants seek Plaintiffs' medical records in bad faith, but in reviewing Defendants' proposed subpoenas, we can glean no evidence of this serious accusation. Therefore, we grant Defendants' Motion to Strike Plaintiffs' Objections as it relates to the above-listed, medical-related subpoenas.

Plaintiffs also object to Defendants' subpoenas directed to Cosgrove's former employers, JMB Construction and World Kitchen, and to the Pennsylvania Department of Labor and Industry Unemployment Compensation. These subpoenas seek information regarding Cosgrove's "employment/personnel files," "applications for unemployment," unemployment "payments made and/or benefits received," and all other employment and unemployment records. Defendants maintain that on review of Cosgrove's previous bankruptcy action, they learned that Cosgrove formerly worked for JMB Construction and World Kitchen and that he received unemployment benefits. Mem. Law Supp. Mot. Strike 6. Further, Defendants argue that Cosgrove's "previous employment and income is relevant and directly related to his loss of future earning capacity claim." *Id.* Plaintiffs argue that "[w]hether or not the plaintiff received unemployment in the past is something that can simply be asked of the plaintiff and does not justify the issuance of the subpoena in question." Pls.' Answer to Defs.' Mot. ¶21. Despite Plaintiffs' argument that deposing Cosgrove would alleviate Defendants' justification of these subpoenas, Defendants claim that they already have Plaintiffs' admissions by and through his bankruptcy action and now need the relevant documentation to calculate future earning capacity and lost wages. Plaintiffs do not respond to the merits of Defendants' argument or provide case law that would preclude discovery of these past employment records.

We agree that Cosgrove's past employment and unemployment history are relevant to calculating Plaintiffs' damages. Accordingly, we find that Defendants' subpoena for Cosgrove's past employment records are reasonably calculated and within the scope of discovery. Thus, we grant Defendants' Motion to Strike Plaintiffs' Objections as to Defendants' subpoenas directed to JMB Construction, World Kitchen, and the Pennsylvania Department of Labor and Industry Unemployment Compensation.

Finally, we turn to Plaintiffs' Objections to Defendants' subpoenas for credit card and financial records.² Defendants cite to two cases—*Sofia*

² Among this category of subpoenas, Plaintiffs object to those that seek Cosgrove's financial and/or credit records. This category of subpoenas includes subpoenas directed to: Bank of America, Bill Me Later, Chase, Chase Bank (1), Chase Bank (2), Chase Bank c/o

v. *Cicala* and *In re Estate of Griggs*—to support their subpoenas for Cosgrove’s financial records, but on review, we find that these cases, which are both from other Pennsylvania trial courts, are not dispositive. In *Sofia*, a Monroe County case, the court’s entire analysis on the present issue is stated as follows: “Defendant contends that the credit card statements are relevant to this proceeding ‘to substantiate plaintiffs’ wage loss claim.’ [] ... We find defendant’s contention valid and plaintiffs shall produce as many of the credit card statements as they possess.” *Sofia v. Cicala*, 12 D. & C.5th 284, 288 (Pa. Com. Pl. Mar. 17, 2010) (internal citations omitted)(footnote omitted). Without greater factual analysis, we are not inclined to interpret our sister court’s opinion as binding precedent for the present matter. Furthermore, *Griggs* contains a significantly different set of facts from the ones in the case before us. The *Griggs* case involved an allegation of undue influence, and the court held that two subpoenas that were directed to the decedent’s credit card providers were not overbroad. *In re Estate of Griggs*, No. 1510-1958, 2012 Pa. Dist. & Cnty. Dec. LEXIS 125 at *12 (Pa. C.P. July 19, 2012).

Thus, without sufficient case law to direct our decision, we turn to the parties’ arguments as to the relevance of the credit card records. Defendants contend that “Plaintiffs’ credit card statements and other financial records are relevant and necessary in order for Defendants to fully evaluate and substantiate Plaintiffs’ claims for lost wages, loss of future earning capacity, and inability to pursue life’s pleasures” and that these financial records “may reveal post-event activities that may contradict [Cosgrove’s] claims of disability.” Mem. Law Supp. Mot. Strike 5-6. Plaintiffs argue that Defendants obtained Cosgrove’s financial records through a bankruptcy filing from 2011, two years prior to the alleged incidents, and therefore, many of the subpoenas will target dated and irrelevant financial records. At the Argument Hearing, Plaintiffs also articulated that credit card records do not necessarily indicate the information relevant in calculating lost wages, loss of future earning capacity, and the inability to pursue life’s pleasures. We agree.

Our analysis is similar to our consideration of Defendants’ subpoena directed to AT&T. There is no indication that credit card statements will depict Cosgrove’s wages. Further, because we deny Defendants’ Motion to Strike Plaintiffs’ Objections insofar as Defendants’ subpoenas directed to Cosgrove’s former employers, it is not as though Defendants do not have other, more reasonably calculated, channels to discover information regarding Cosgrove’s past wages. Moreover, it is unclear how credit card or financial records are relevant to calculating Plaintiffs’ alleged loss of life’s

Weltman Weinberg Reis (1), Chase Bank c/o Weltman Weinberg Reis (2), Capital One Bank, Capital One Services c/o Capital Management Services, Chase Student Loans, DML Medical Laboratory c/o Commonwealth Financial Systems, DML Medical Laboratory c/o NCC, Pennstar Bank, Pocono Medical Center (2), Pocono Medical Center c/o Computer Credit, Inc., Pocono Medical Center c/o Mark L. Nichter, PC, Pocono Medical Center c/o Penn Credit, Sears/Citibank, and Sears Credit Cards. When we refer to the subpoenas directed to Cosgrove’s credit and financial providers, we are referring to the above list in its entirety.

pleasures. At the Argument Hearing, Defendants proffered that Cosgrove's credit card and financial records could determine and verify whether Cosgrove suffered a loss of life's pleasures. We understand Defendants' argument and recognize that Cosgrove's credit and financial history could be discoverable under certain circumstances; however, this Court finds that Defendants' arguments are premature. If, for example, Cosgrove was deposed and testified that he used his credit card to pay for certain activities that he is now unable to enjoy, our decision would differ. In addition, the fact that at least some of the credit card and financial documents sought by Defendants may be too remote to be relevant does not help Defendants' position. Thus, we find that those subpoenas directed to Plaintiffs' credit and financial providers are overly broad and not reasonably calculated. Consequently, we must deny Defendants' Motion to Strike Plaintiffs' Objections to the subpoenas directed to Plaintiffs' credit card and financial providers.

We also address Plaintiffs' argument that those subpoenas that are directed to out-of-state corporate offices are unlawful. Plaintiffs rely on *Westerby v. Johns-Manville Corp.* and argue that Defendants' "extraterritorial" subpoenas are "illegal." Pls.' Answer to Defs.' Mot. ¶5. We first note that *Westerby* considered whether its case at bar must be dismissed and reinstated in a more appropriate forum. *See generally, Westerby v. Johns-Manville Corp.*, 32 D. & C.3d 163 (Pa. Com. Pl. 1982). *Westerby* quotes our Supreme Court in *Rini v. New York Central Railroad Company*, 429 Pa. 235, 240, 240 A.2d 372, 374 (1968), which states, "[n]either the plaintiffs nor any of the witnesses reside in or have any connection with Allegheny County, nor are the witnesses within subpoena range of the Court of Common Pleas of Allegheny County." *See Westerby*, supra at 173. However, and because these courts were not faced with the same issue that we are faced with today, neither *Westerby* nor *Rini* explore our subpoena power with any additional detail.

To the contrary, Pennsylvania law contemplates foreign subpoenas and does not disallow them. *See* 42 Pa. C.S. §5335 (2016). Through Pennsylvania procedural rules, a party can serve a valid subpoena to one in another state. *See id.* Our state rules allow another state to reissue a trial state's subpoena and effectively eliminate a jurisdictional issue. *See id.* Defendants must follow the relevant procedural rules in serving their subpoenas, but given Plaintiffs' Objections, Defendants have not yet served any of their subpoenas, making Plaintiffs' argument premature.



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A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

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Pennsylvania Bar Association
Northampton County Bar Association

Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

- **Doylestown** 2nd and 4th Tuesday of Month
- **Drexel Hill** Every Wednesday
- **Harrisburg** 1st Wednesday of Month
- **Norristown** 1st Thursday of Month
- **Philadelphia** Every Tuesday
- **Pittsburgh** Every Thursday
- **Reading** 3rd Monday of Month
- **Scranton** Every Thursday
- **State College** 2nd Tuesday of Month
- **Washington** Every Tuesday
- **West Chester** Every Thursday

These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.

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Philadelphia - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,
call the LCL Administrative Office (1-800-335-2572)**

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Northampton County Bar Association

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