

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA January 5, 2017

NO. 53

Young Republican Club of Easton, PA, Plaintiff v. Jimmy Tomaino, Defendant

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INSERT: Goldenrod: 1. New N.C. Reporter Advertisement Submission Deadline
2. 2017 Calendar
3. Annual Association Meeting
4. NCBA/Miller Keystone Blood Center Blood Bank Program
Cream: 1. 2017 Court Calendar

NOTICE TO THE BAR...

N.C. Reporter—New advertisement submission deadlines every
Friday at 4:00 p.m. (unless otherwise published).

* * * * *

**Vacancy Announcement: Federal Public Defender in the
Middle District of Pennsylvania**— See page 33.

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Northampton County Reporter
Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042
Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

New N.C. Reporter Advertisement Submission Deadlines Beginning in January

Due to new postal regulations for the mailing of the N.C. Reporter, we are changing the deadline to submit advertisements for the Reporter.

Beginning on Friday, January 6, 2017, all advertisements are due on Fridays at 4:00 p.m.

If you have any questions please contact the NCBA office.

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.

And now we welcome the new year. Full of things that have never been.
~ Rainer Maria Rilke

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**BICKFORD, ANN W. a/k/a ANN WATSON BICKFORD, dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executors: Peter Watson Bickford and Edward Watson Bickford 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

HERD, RICHARD RALPH a/k/a RICHARD R. HERD a/k/a RICHARD HERD, dec'd.

Late of Northampton County, PA
Executrix: Nicole A. Herd c/o Geoffrey S. Worthington, Esquire, Merchants Plaza, P.O. Box 536, Tannersville, PA 18372-0536

Attorney: Geoffrey S. Worthington, Esquire,

Merchants Plaza, P.O. Box 536, Tannersville, PA 18372-0536

MASON-HACKMAN, LOIS R., dec'd.

Late of Walnutport, Northampton County, PA

Executor: John C. Stroup c/o Charles W. Stopp, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

MORRIS, MYRTLE L., dec'd.

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

Executors: Linda Werner and Neil Morris 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

PATRIARCA, BENJAMIN, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Christina Patriarca c/o John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

PECSEK, DORIS C., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Jeffrey Scott Pecsek c/o David B. Schwartz, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018

Attorney: David B. Schwartz,
Esquire, 44 E. Broad St., Suite
15, Bethlehem, PA 18018

STOFANAK, PATRICK M., SR.,
dec'd.

Late of East Allen Township,
Northampton County, PA

Executrices: Joanne M. Nemes
and Vanessa A. Stofanak c/o
Kevin F. Danyi, Esquire, Danyi
Law Offices, P.C., 133 East
Broad Street, Bethlehem, PA
18018

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

WILHELM, LENORA A., dec'd.

Late of the Borough of East
Bangor, Northampton County,
PA

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

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

SECOND PUBLICATION

ALBERT, JAY M., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executor: Todd M. Albert c/o
David J. Ceraul, Esquire, 22
Market Street, P.O. Box 19,
Bangor, PA 18013-0019

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

BROWN, LAWRENCE J., dec'd.

Late of Bethlehem Borough,
Northampton County, PA

Executrix: Madeleine A. Brown
c/o James J. Ruggiero, Jr.,
Esquire, Ruggiero Law Offices
LLC, 16 Industrial Blvd., Suite
211, Paoli, PA 19301-1609

Attorneys: James J. Ruggiero,
Jr., Esquire, Ruggiero Law
Offices LLC, 16 Industrial Blvd.,
Suite 211, Paoli, PA 19301-1609

GIANDOMENICO, AMELIA M.,
dec'd.

Late of Hellertown, Northampton
County, PA

Executrix: Mary C. Kufrovich 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

MARCKS, RAMONA a/k/a
RAMONA P. MARCKS, dec'd.

Late of Northampton, Northamp-
ton County, PA

Executors: Daniel C. Marcks and
Robert A. Marcks, III c/o Everett
Cook, Esquire, 2309 MacArthur
Road, Whitehall, PA 18052

Attorney: Everett Cook, Esquire,
2309 MacArthur Road,
Whitehall, PA 18052

NAGLE, JOAN C. a/k/a JOAN
NAGLE a/k/a JOAN K. NAGLE
a/k/a JOAN KLINE NAGLE
a/k/a JOAN CATHERINE
NAGLE, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Deborah A. Parenti,
471 East Center Street, Nazareth,
PA 18064-2309

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

ZUK, HELEN S., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Nancy Jean Ellis 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

THIRD PUBLICATION

COHEN, ROBERT DOUGLAS a/k/a ROBERT D. COHEN, dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Amy Miller Cohen c/o Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030
Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

CONOVER, DORIS E. a/k/a DORIS A. CONOVER, dec'd.

Late of the Township of East Allen, Northampton County, PA
Executors: Nancy C. VanNatta, 20 Church Street, High Bridge, NJ 08829, William B. Conover, 190 Greenbriar Drive South, Bath, PA 18014 and Russell H. Conover, 2420 Cross Springs Drive, Cumming, GA 30041
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

DOBLER, GRACE M., dec'd.

Late of North Catasauqua, Northampton County, PA
Co-Executrices: Delores I. Barr and Lois E. Roth c/o Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052
Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

GREENLEAF, DORA R., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Executrix: Donna Carcione c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019
Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

HORN, EVA I., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executor: Clark Kichline c/o David B. Schwartz, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018
Attorney: David B. Schwartz, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018

JONES, JOHN V. a/k/a JOHN JONES, dec'd.

Late of Northampton, Northampton County, PA
Executrix: Mary Russo c/o Carolyn Frisoli Furst, Esquire, Reich & Furst Law Offices, 1227 W. Liberty Street, Suite 203, Allentown, PA 18102
Attorneys: Carolyn Frisoli Furst, Esquire, Reich & Furst Law Offices, 1227 W. Liberty Street, Suite 203, Allentown, PA 18102

KLUCSARITS, FRANK J., dec'd.

Late of Northampton County, PA
Executor: Daniel J. Klucsarits c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

McCARTHY, DOROTHY I., dec'd.

Late of Northampton County, PA

Executor: Stanley E. Turel, Jr.,
2196 Kistler Ave., Bethlehem, PA
18015-4710

ROTHENBERGER, MABEL M.,
dec'd.

Late of the Borough of Northampton,
Northampton County, PA
Executor: Theodore T. Strauss,
6149 Telford Court, Slatington,
PA 18080

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

SCHOCK, ANTHONY B., dec'd.

Late of the Township of Williams,
Northampton County, PA
Administrator: Steven N.
Goudsouzian

Attorney: Steven N. Goudsouzian,
Esquire, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

SEKOCH, VILMA J., dec'd.

Late of Upper Nazareth Township,
Northampton County, PA
Executor: James A. Sekoch, 31
Mount Vernon Avenue, Nazareth,
PA 18064-2422

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

STILES, JOANNE F., dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Kathleen A.
Clewell, 4884 Waterford Drive,
Macungie, PA 18062

Attorneys: Robert S. Clewell,
Esquire, Clewell Law Firm, 1617
JFK Boulevard, Suite 1140,
Philadelphia, PA 19103

STONE, WILLIAM, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Barbara Rush
Renkert, 2120 Northampton
Street, Easton, PA 18042

Attorney: Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

**TUCKER, CARLTON J. a/k/a
CARLTON J. TUCKER, JR.**,
dec'd.

Late of West Easton, Northampton
County, PA

Co-Executors: Randy J. Tucker
and Scott C. Tucker, 414 10th
Street, West Easton, PA 18042

Attorneys: Charles Bruno,
Esquire, Pfeiffer & Bruno, P.C.,
44 N. 2nd Street, P.O. Box 468,
Easton, PA 18044-0468

**ZELINSKY, ANNA M. a/k/a ANNA
MARIE ZELINSKY**, dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executors: Barbara Spadt, 1148
Pine Lane, Walnutport, PA 18088
and Charles D. Zelinsky, 353
Chestnut Street, Slatington, PA
18080

Attorneys: James A. Wimmer,
Esquire, Philip & Wimmer, 419
Delaware Avenue, P.O. Box 157,
Palmerton, PA 18071

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982, as amended, of intention to
file, or the filing of, in the Office of the
Secretary of the Commonwealth of
Pennsylvania, at Harrisburg, Pennsylvania,
a certificate for the conduct
of a business in Pennsylvania, under
the assumed or fictitious name, style
or designation of:

MUSICMONTH

with its principal place of business at:
3538 Huckleberry Road, Allentown,

Lehigh County, Pennsylvania 18104. The certificate was filed on November 17, 2016.

The name and address of the entity owning or interested in said business are: Crowdplsr, Inc., 3538 Huckleberry Road, Allentown, Lehigh County, Pennsylvania 18104.

Jan. 5

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant

HARLEY A. HENNING; Heather A. Henning, Hollie Staahl and Harley D. Henning, Administrators

RENATA T. CALERO a/k/a RENATA CALERO; Barbara Liantonio a/k/a Barbara M. Liantonio, Executrix

FLORENCE E. ROSMARIN; Cathy Bassiouni, Administratrix

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, JANUARY 20, 2017 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs
Clerk of Orphans' Court
Jan. 5, 12

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 23, 2016, the petition of Karen Marie Spratley was filed in the Northampton County Court of Common Pleas at C48.CV.2016.11133 in Easton, PA seeking to change the name of the petitioner from Karen Marie Spratley to Karen Marie McKay. The court has fixed February 21, 2017 at 9:00 a.m. in Courtroom 4 at the Northampton County Courthouse

as the hearing date for the petition. All persons interested in the proposed change of name may appear and show cause, if they have any, why the prayer of the petitioner should not be granted.

Jan. 5

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on January 13, 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.

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-2015-07932**

Location:

1349 High Street, Bethlehem, PA 18018

Parcel ID:

N6SE4B/13/4/0204

Reputed Owners:

Jeremy T. Carr a/k/a Jeremy Carr and Sarah McCauley

ALL THAT CERTAIN messuage, tenement and piece of ground, known as Lot 2 on the Palumbo Lot Line Revision Plan by Thomas J. Morganeli, PLS, as recorded in Northampton County in M.S. Plan Book 2006-5, Page 773, said lot situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES AS John C. Palumbo and Leona M. Palumbo, Husband and Wife, by Deed dated May 8, 2007, and recorded on May 11, 2007, by the Northampton County Recorder of Deeds in Deed Book 2007-1, at Page 176369, granted and conveyed unto Jeremy T. Carr and Sarah McCauley, as Joint Tenants with Rights of Survivorship and not as Tenants in Common.

Improvements:

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

Attorneys:

Stern & Eisenberg, PC

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08432**

Location:

1830 Johnston Drive, Bethlehem, PA 18017

Parcel ID:

M7SW4/2/1-1/0204

Reputed Owners:

Yvonne A. Sigley and Robert D. Sigley

ALL THAT CERTAIN tract, piece or parcel of land, situate, lying and being in the Fourteenth Ward, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

Being the Same premises granted and conveyed unto Robert D. Sigley and Yvonne A. Sigley, Husband and Wife by deed from Ulster Homes, Inc., dated 4/10/1972 and recorded 4/20/1972 in Book 424 Page 415.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05535**

Location:

616 Washington Avenue, Northampton, PA 18067

Parcel ID:

M4NW3B/15/8/0522

Reputed Owners:

Unknown Heirs of Janet Ann Miller, deceased; Tina L. Daku and Willard Miller, Jr., as Heirs of Janet Ann Miller

ALL THAT CERTAIN MESSAGE OR TENEMENT AND PARCEL OR PIECE OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF NORTHAMPTON, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES WHICH JANET ANN MILLER BY DEED DATED 2/19/59 AND RECORDED 2/26/59 IN DEED BOOK B102, PAGE 000221 GRANTED AND CONVEYED UNTO JANET ANN MILLER, WILLARD W MILLER DEPARTED THIS LIFE ON JANUARY 6, 2002 WHEREBY TITLE BECAME VESTED IN HIS SURVIVING WIFE.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-11858**

Location:

1419 Butler Street, Easton, PA 18042

Parcel ID:

L9SW3B/3/8/0310

Reputed Owner:

Earle Hess

ALL THAT CERTAIN messuage, tenement and lot of land situated on the North side of Butler Street, in the City of Easton, County of Northampton, and State of Pennsylvania.

BEING the same premises which by Deed dated January 20, 1977 and recorded in the Office of the Recorder of Deeds of Northampton County on January 26, 1977 in Deed Book Volume 559, Page 203, granted and conveyed unto Earle Hess.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 5**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07284****Location:**

433 West Berwick Street, Easton, PA 18042

Parcel ID:

L9SE4C/26/5/0310

Reputed Owners:

Victor Fitzgerald and Teflorne T. Fitzgerald

ALL THAT CERTAIN lot or piece of land with the building and improvements erected thereon, situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated June 6, 2015 and recorded in the Office of the Recorder of Deeds of Northampton County on June 24, 2015 in Deed Book Volume 2015-1, Page 114267, granted and conveyed unto Victor Fitzgerald and Teflorne T. Fitzgerald.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 8**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03525****Location:**

30 East 3rd Street, Bethlehem, PA 18015

Parcel ID:

P6SE1A/11/8/0204

Reputed Owner:

Alvin S. Kanofsky

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

BEING the same premises which by Deed dated February 21, 1986 and recorded in the Office of the Recorder of Deeds of Northampton County on February 25, 1986 in Deed Book Volume 1367, Page 1093, granted and conveyed unto Alvin S. Kanofsky.

Improvements:

Thereon being erected a commercial building with brick exterior, flat roof and attached two-car garage.

Attorneys:

Portnoff Law Associates, Ltd.

No. 9**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05010****Location:**

227 North 5th Street, Bangor, PA 18013

Parcel ID:

D9SE4C/17/4A/0102

Reputed Owner:

Gregory R. Moser

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

TITLE TO SAID PREMISES IS VESTED IN Gregory R. Moser, married, by Deed from James C. Head, II, unmarried and Linda Burger, unmarried, as joint tenants with right of survivorship, Dated 01/31/2006, Recorded 02/02/2006, in Book 2006-1, Page 47439.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11860**

Location:

3536 Easton Avenue, Bethlehem, PA 18020

Parcel ID:

M7SE4/4/2/0205

Reputed Owners:

Scott Destefanis and Gina M. Destefanis

All those Four (4) Certain Lots or pieces of land together with the buildings erected thereon lying and being in the Township of Bethlehem, In the County of Northampton, and Commonwealth of Pennsylvania.

Being the same property conveyed to Scott Destefanis, no marital status shown who acquired title by virtue of a deed from Scott Destefanis and Gina M. Destefanis, husband and wife, dated August 7, 2010, recorded August 11, 2010, at Deed Book 2010-1, Page 158019, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Manley Deas Kochalski, LLC

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05425**

Location:

5744 Indian Trail Road, Northampton, PA 18067

Parcel ID:

K3/13/1/0501

Reputed Owner:

Alicia M. Howard

All that certain tract or parcel of land located along the Northerly side of Indian Trial Road, LR 48068, known as Lot 2 on the minor subdivision plan for Patricia Rizzotto Moore, Township of Allen, County of Northampton, and Commonwealth of Pennsylvania.

Being the same property conveyed to Alicia M. Howard who acquired title by virtue of a deed from Helen Rizzotto, dated April 26, 1993, recorded April 27, 1993, at Book 894, Page 37, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01865**

Location:

334 Carbon Street, Easton, PA 18042

Parcel ID:

M9NW4/15/23/0324

Reputed Owner:

Mark P. Kerry

All that certain place or parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Mark P. Kerry who acquired title by virtue of a deed from Dirk Behm and Kristen L. Duckworth, now by marriage known as Kristen L. Behm, husband and wife, dated May 29, 1998, recorded June 5, 1998, at Deed Book 1998-1, Page 71126, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 13**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-01641*****Location:***

2005 5th Street, Bethlehem, PA 18020

Parcel ID:

N7NE4/14/4/0205

Reputed Owners:

Barbara L. DeGuilo and Brian F. Murphy, as Co-Administrators and Heirs of the Estate of Sally A. Murphy and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under Sally A. Murphy a/k/a Sally Murphy, deceased

ALL those three certain contiguous lots or pieces of ground marked and designated on a certain Map or Plan of Miller Heights as Lots No. 1, 2 and 3 in Block 53. with the messuage or tenement on said Lot

No.3 erected, described together as one Lot, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Sally A. Murphy, single, by Deed from David E. Schomp, III and Katie E. Schomp, h/w, dated 07/20/2012, recorded 08/24/2012 in Book 2012-1, Page 200242.

Mortgagor SALLY A. MURPHY a/k/a SALLY MURPHY died on 07/01/2015, and BARBARA L. DE GUILO and BRIAN F. MURPHY were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 08/13/2015 by the Register of Wills of NORTHAMPTON COUNTY, No. 2015-0916. Decedent's surviving heirs at law and next-of-kin are BARBARA L. DE GUILO, BRIAN F. MURPHY, and PATRICK M. MURPHY. By executed waiver PATRICK M. MURPHY waived his interest in the mortgage property.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 14**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06170*****Location:***

33 Spruce Street, Hellertown, PA 18055

Parcel ID:

Q7SW3A/9/3A/0715

Reputed Owners:

John C. Beatty a/k/a John Beatty and Rhonda Marie Beatty a/k/a Rhonda Beatty

All that certain messuage and tract or parcel of land situate on the northerly side of Spruce Street in the Borough of Hellertown Northampton County, Pennsylvania.

Being the same property conveyed to John Beatty and Rhonda Beatty who acquired title by virtue of a deed from Patricia H. George, Executrix of the Estate of Owen J. Moyer, dated June 2, 2005, recorded June 17, 2005, at Instrument Number 2005032618, and recorded in Book 2005-1, Page 227218, Office of the Recorder of Deeds, Northampton County, Pennsylvania.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00516

Location:

1917 Maple Avenue, Easton, PA 18040

Parcel ID:

K9/24/14/0311

Reputed Owners:

Marjorie C. Jean-Baptiste and Marc A. Jean-Baptiste

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

Being the same property conveyed to Marc A. Jean-Baptiste and Marjorie C. Jean-Baptiste, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Bashar A. Massey and Rita Khoury Massey, husband and wife, dated July 17, 2008, recorded July 18, 2008, at Instrument Number 2008028750, and recorded in Book

2008-1, Page 211118, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 16
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03178

Location:

7068 Limerick Square, Bethlehem, PA 18017

Parcel ID:

L5/14/8-9/0508

Reputed Owners:

Christopher G. Colitas and Deborah E. Colitas a/k/a Deborah M. Colitas, h/w

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate on the South side of Limerick Square, Victoria Square Subdivision, East Allen Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Fred J. Michalski and Mary Elizabeth Michalski, h/w, by their Deed dated April 11, 2001, and recorded April 17, 2001, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book 2001-1, page 61834.

Improvements:

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

Attorneys:

Norris McLaughlin & Marcus, PA

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08033

Location:

32 South 14th Street, Easton, PA 18042

Parcel ID:

L9SW2C/5/16/0310

Reputed Owners:

Miguel Amaro and Jacqueline Amaro

ALL THAT CERTAIN house and lot of land situated on the east side of Fourteenth Street, in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Miguel Amaro and Jacqueline Amaro, h/w, by Deed from Lewis S. McDuffie and Sheila R. McDuffie, h/w, Dated 02/02/2006, Recorded 02/09/2006, in Book 2006-1, Page 56187.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06083**

Location:

646 William Street, Bethlehem, PA 18015

Parcel ID:

P7SW1A/21/7/0204

Reputed Owner:

Evangeline Wannamaker, Administrator of the Estate of Demetria Littlejohn

ALL THAT CERTAIN tract or piece of land situate in the City of Bethlehem, County of Northampton, State of Pennsylvania, bounded and described as follows:

BEING the same premises which Armando V. Matias and Maria V. Matias, husband and wife by Deed dated August 25, 2006 and recorded September 8, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book

2006-1 Pg 370137 granted and conveyed unto Demetria Littlejohn.

Improvements:

Thereon being erected a 3-story half-double dwelling with aluminum siding and brick exterior, shingle roof and attached two-car garage.

Attorneys:

Stern & Eisenberg, PC

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10732**

Location:

1341 Spring Drive, Walnutport, PA 18088

Parcel IDs:

H3NW1/3/19/0516 and H3NW1/3/17/0516

Reputed Owner:

Jeremiah Esterly

All that certain piece, parcel or tract of Woodland situate in the Township of Lehigh, County of Northampton and State of Pennsylvania.

Being the same property conveyed to Jeremiah Esterly, single who acquired title by virtue of a deed from Russell Kocher, Jr, administrator D.B.N.C.T.A. of the Estate of Robert W. Wagner, Jr, dated March 27, 2013, recorded April 1, 2013, at Instrument Number 2013010557, and recorded in Book 2013-1, Page 79664, Northampton County, Pennsylvania records.

Improvements:

Thereon being erected a ranch-style dwelling with aluminum siding, shingle roof and attached one-car garage; also being erected is a detached 4-car garage with aluminum siding and steel roof.

Attorneys:

Manley Deas Kochalski, LLC

No. 21
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00076

Location:

1326 Stafore Drive, Bethlehem, PA
18017

Parcel ID:

M6SW4/2/9/0214

Reputed Owners:

Ferenc Sarkozy and Mary Anne
Sarkozy

ALL THAT CERTAIN lot or parcel
of ground Situate in the Township of
Hanover, County of Northampton,
Commonwealth of Pennsylvania.

BEING the same premises which
Robert H. Tichenor, by Deed dated
August 31, 2006, and recorded
October 12, 2006, in Book 2006-1,
Page 423738, granted and conveyed
unto Mary Anne Sarkozy and Ferenc
Sarkozy, wife and husband, tenants
by the entirety, their successors, heir
and assigns, in fee.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 22
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06601

Location:

811 West Lafayette Street, Easton,
PA 18042

Parcel ID:

L9NE2A/12/3/0310

Reputed Owner:

Christopher Prough

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

Fee Simple Title Vested in
Christopher Prough by deed from,
Cartus Financial Corporation, dated
10/12/2012, recorded 11/9/2012,
in the Northampton County Recorder
of deeds in Deed Book 2012-1, Page
271203, as Instrument No.
2012036323.

Improvements:

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

Attorneys:

Stern & Eisenberg, PC

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05069

Location:

120 Fox Run, Easton, PA 18042-
8773

Parcel ID:

P9/8/12U/0836

Reputed Owner:

Richard Reckling

ALL THAT CERTAIN tract of land
located in the Township of Williams,
County of Northampton, Common-
wealth of Pennsylvania.

TITLE TO SAID PREMISES IS
VESTED IN Richard Reckling, indi-
vidually, by Deed from Richard
Reckling, trustee appointed by the
court of common pleas of Northamp-
ton county, Dated 04/30/2010,
Recorded 04/30/2010, in Book
2010-1, Page 80741.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07521

Location:

2043 Huntington Lane, Easton,
PA 18040

Parcel ID:

K9/15/5A/28/0311

Reputed Owner:

Eletise Maldonado

All that certain lot or tract of parcel of ground situated in the Forks Township, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Eletise Maldonado who acquired title by virtue of a deed from Nic Zawarski and Sons Builders, Inc., dated January 31, 2012, recorded February 1, 2012, at Deed Book 2012-1, Page 24571, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05008**

Location:

105 South Robinson Avenue, Pen Argyl, PA 18072

Parcel ID:

E8NE2D/28/2/0625

Reputed Owner:

Russell J. Urmy

ALL THAT CERTAIN lot or piece of land situate in the Third Ward of the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Russell J. Urmy, a married person, by Deed dated 11/09/07 and recorded 11/21/07 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2007-1, Page 420602, and Instrument #2007054528, granted and conveyed unto Russell J. Urmy, a single person, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00510**

Location:

246 East Ettwein Street, Bethlehem, PA 18018-4137

Parcel ID:

P6NE1B/5/9/0204

Reputed Owner:

Haralambos Petridis

All that certain parcel of land situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, situate along the Southern side of East Ettwein Street, between Linden Street and Penn Street.

TITLE TO SAID PREMISES IS VESTED IN Haralambos Petridis, by Deed from Cavan Kiprislis, Dated 04/29/2002, Recorded 05/06/2002, in Book 2002-1, Page 117891.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07932**

Location:

5897 Sullivan Trail, Nazareth, PA 18064

Parcel ID:

H8NW3/1/6/0626

Reputed Owner:

Gary James Saylor, II

All that certain lot or piece of land with the improvements erected

thereon in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania.

Title to said Premises vested in Gary James Saylor, II, as sole owner by Deed from Jared T. Binder and Beth A. Binder, husband and wife dated July 28, 2006 and recorded on August 29, 2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 355511.

Improvements:

Thereon being erected a one-and-one-half story Cape Cod-style dwelling with aluminum siding and shingle roof.

Attorneys:

Milstead & Associates, LLC

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02156

Location:

1148 Pecan Lane, Walnutport, PA 18088

Parcel ID:

H2/12/7A-1/0516

Reputed Owner:

Linda M. Michelson

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

Title to said Premises vested in Linda M. Michelson, a single woman by Deed from Jeffrey P. Michelson, a single man dated September 6, 2007 and recorded on September 25, 2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 352249.

Improvements:

Thereon being erected a raised ranch dwelling with vinyl siding, shingle roof, attached two-car garage and a barn.

Attorneys:

Milstead & Associates, LLC

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03633

Location:

49 South New Street, Nazareth, PA 18064-2226

Parcel ID:

J7SE3B/3/13/0421

Reputed Owners:

Marian T. Pflum and Timothy P. McCarthy

ALL THAT CERTAIN messuage or tenement and tract or piece of land described as 49 South New Street in the Borough of Nazareth, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Marian T. Pflum and Timothy P. McCarthy, by Deed from Curtis F. Snyder and Alice E. Snyder, Trustees of the Snyder Family Trust, Dated: July 3, 1999, dated 03/30/2007, recorded 04/09/2007 in Book 2007-1, Page 128424.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05140

Location:

103 Knollwood Drive, Easton, PA 18042-7117

Parcel ID:

M10/2/4-50/0836

Reputed Owner:

Rashaa D. Wright

ALL THAT CERTAIN, Unit in the property known, named and identified as Cedar Park, a Condominium,

located in Township of Williams, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Rashaa D. Wright, unmarried woman, by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, Dated 08/10/2006, Recorded 08/25/2006, in Book 2006-1, Page 349981.

Improvements:

Thereon being erected a two-story townhouse with vinyl siding and stone veneer, shingle roof and attached one-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00264**

Location:

750 South Delaware Drive, Mount Bethel, PA 18343

Parcel ID:

E11NW2/2/4/0131

Reputed Owner:

Randall A. Bolles

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

BEING THE SAME PREMISES which Michael C. Goiran and Heather Goiran, husband and wife, by Deed dated 5/14/10 and recorded 5/17/10 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2010-1, Page 92346, and Instrument #201001-3771, granted and conveyed unto Randall A. Bolles, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06646**

Location:

915 Betty Lane, Easton, PA 18040

Parcel ID:

K9/14/5-56/0311

Reputed Owners:

Courtenay Lindsay and Kyle Lindsay

ALL THAT CERTAIN tract of land together with improvements thereon erected situate in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN KYLE LINDSAY AND COURTENAY LINDSAY, HUSBAND AND WIFE BY DEED FROM SIGNATURE HOMES OF COLLEGE PARK, L. P., A PENNSYLVANIA LIMITED PARTNERSHIP DATED 11/17/2006 RECORDED 11/22/2006 IN DEED BOOK 2006-1 PAGE 483019.

Improvements:

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

Attorneys:

Udren law Offices, PC

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10131**

Location:

1382 Clearfield Avenue, Bethlehem, PA 18015

Parcel ID:

Q6NW2/9/3/0719

Reputed Owners:

Shawn M. Cressman and Emily N. Gates

ALL THAT CERTAIN messuage, tenement and tract of land located on

the south side of Clearfield Avenue, in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Shawn M. Cressman and Emily N. Gates, by Deed from Mountain Valley Properties, LLC, dated 02/03/2006, recorded 02/23/2006 in Book 2006-1, Page 77433.

Improvements:

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

Attorneys:

Martha E. Von Rosenstiel, PC

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02718**

Location:

723 East Washington Avenue, Bethlehem, PA 18017

Parcel ID:

N6SE3B/6/11/0204

Reputed Owners:

Vanessa I. Cruz-Smith and James R. Smith

\All that certain messuage or tenement and tract or piece of land situate on the East side of Washington Avenue, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James R. Smith and Vanessa I. Cruz-Smith, by Deed from Joan Zambor, dated 06/29/2007, recorded 10/12/2007 in Book 2007-1, Page 376747.

Improvements:

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

Attorneys:

Martha E. Von Rosenstiel, PC

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-01925**

Location:

122 1/2 North 6th Street, Bangor, PA 18013

Parcel ID:

E9NE1B/2/8/0102

Reputed Owner:

Julie M. Haines

All that certain tract, parcel, messuage or piece of land situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania.

Being the same property conveyed to Julie M. Haines, no marital status shown, who acquired title by virtue of a deed from Joseph E. Kern and Kathy M. Kern, no marital status shown, dated March 23, 2007, recorded April 9, 2007, at Instrument Number 2007016279, and recorded in Book 2007-1, Page 128533, Northampton County, Pennsylvania records.

Improvements:

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

Attorneys:

Manley Deas Kochalski, LLC

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07395**

Location:

1429 Dewey Avenue, Northampton, PA 18067-1623

Parcel ID:

M4NW2A/4/7A/0522

Reputed Owner:

Blaine S. Pritchard a/k/a Blaine Pritchard

ALL THAT CERTAIN messuage or tenement and 1/2 of a double frame

house, hereditaments and appurtenances, situate on the East side of Dewey Avenue between 14th and 15th Streets in the Second Ward (formerly the Fourth Ward) of the Borough of Northampton, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Blaine Pritchard, by Deed from Dionysios Mihalopoulos, by his agent Anna Maria Politsopoulos, Power of Attorney, Dated 05/28/2004, Recorded 06/01/2004, in Book 2004-1, Page 206065.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12009**

Location:

402 South Oak Street, Bethlehem, PA 18017

Parcel ID:

P7/2/3-116/0212

Reputed Owners:

Wilson Murcia Bautista a/k/a Wilson A. Murcia-Bautista and Vanessa G. Nieto-Herrera

ALL THAT CERTAIN lot or tract or parcel of ground situated in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES is vested in Wilson A. Murcia-Bautista and Vanessa G. Nieto-Herrera, Husband and Wife by deed from Wilson A. Murcia-Bautista, dated 3/19/2012 and recorded 3/27/2012 as in Book 2012-1 Page 67332.

Improvements:

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

Attorneys:

KML Law Group, PC

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09272**

Location:

3153 Florian Street, Easton, PA 18045

Parcel ID:

M9SW1/41/2/0324

Reputed Owners:

John J. Arrigo and Erica Arrigo

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

BEING THE SAME PREMISES which Daniel G. Newcomer, III and Jennifer M. Newcomers, by Deed dated June 28, 2006 and recorded July 7, 2006 in the Office of the Recorder of Deeds in and for Northampton County at Easton Pennsylvania in Record Book Volume 2006-1 Page 275741, Instrument Number 2006040299, granted and conveyed unto John J. Arrigo and Erica Arrigo.

Improvements:

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

Attorneys:

Hladik Onorato & Federman, LLP

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03657**

Location:

5746 Monocacy Drive, Bethlehem, PA 18017

Parcel ID:

L6/15/10-220/0214

Reputed Owners:

Carmen Dancsecs and Matthew Dancsecs

All that certain piece or parcel of land shown as Lot #220, situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, on the Final Record Plan of Monocacy Farms, prepared by the Pidcock Company;

Title to said Premises vested in Matthew Dancsecs and Carmen Dancsecs, husband and wife by Deed from William R. Gonzalez and Rebecca J. Gonzalez, husband and wife, as tenants by the entireties dated June 1, 2007 and recorded on June 7, 2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 209942 as Instrument No. 2007026444.

Improvements:

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

Attorneys:

Milstead & Associates, LLC

No. 41**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02866****Location:**

519 South New Street, Nazareth, PA 18064

Parcel ID:

K7NE2B/8/1C/0421

Reputed Owners:

Jill M. Hotchkiss and Mark G. Hotchkiss

ALL THAT CERTAIN lot or tract of land situated on the East side of South New Street in the Borough of Nazareth, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which Jill M. Hotchkiss, formerly known as Jill M. Taylor by Deed dated May 9, 2004 and recorded September 27, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1 Pg 374099 granted and conveyed unto Jill M. Hotchkiss and Mark G. Hotchkiss, wife and husband, as joint tenants with right of survivorship and not as tenants in common.

Improvements:

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

Attorneys:

Stern & Eisenberg, PC

No. 43**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02296****Location:**

905 Front Street, Hellertown, PA 18055

Parcel ID:

Q7SW2A/6/16/0715

Reputed Owners:

Paul Bohan, Jr., Rosemaria Bohan and Anne Marie Coombe, Known Surviving Heirs of Ann Bohan, and Unknown Surviving Heirs of Ann Bohan

ALL THAT CERTAIN lot or piece of land situated at the corner of Depot and Front Streets in the Borough of Hellertown, County of Northampton, and State of Pennsylvania.

Title to said premises is vested in Paul Bohan and Ann Bohan, husband and wife, by deed from Frank H. Murray, Jr., and Sharon K. Murray, husband and wife dated June 10, 1972 and recorded June 12, 1972 in Deed Book 428, Page 428. The said Paul Bohan passed on 9/05.2012 and Ann Bohan died on October 20, 2015 thereby vesting title in Paul

Bohan, Jr., Known Surviving Heir of Ann Bohan, Rosemaria Bohan, Known Surviving Heir of Anne Bohan, Anne Marie Coombe, Known Surviving Heir of Ann Bohan, and Unknown Surviving Heirs of Ann Bohan by operation of law.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-03652**

Location:

314 East Laurel Street, Bethlehem, PA 18018

Parcel ID:

N6SE4C/13/1/0204

Reputed Owner:

Richard A. Kroope a/k/a Richard Kroope

ALL THAT CERTAIN Messuage, tenement and lot or piece of land situated in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

Title to said premises is vested in Richard A. Kroope, a/k/a Richard Kroope by deed from First Valley Bank, successor by change of name to The First National Bank and Trust Company of Bethlehem, Executor under the Will of Ellen E. Gottshall, deceased dated December 22, 1986 and recorded December 23, 1986 in Deed Book 716, Page 767.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02502**

Location:

2126 Forest Street, Easton, PA 18042

Parcel ID:

L9SW4C/5/22/0837

Reputed Owner:

Carolee Westwood

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon known as No. 2126 Forest Street, situated on the South side of Forest Street in the Borough of Wilson, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Carolee Westwood by deed from Carolee Westwood dated November 28, 2005 and recorded December 7, 2005 in Deed Book 2005-1, Page 495077.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10622**

Location:

4266 Eisenhower Drive, Bethlehem, PA 18020

Parcel ID:

L7NE4/2/1/0418

Reputed Owners:

Joseph Miller and Doreen Miller

ALL THAT CERTAIN lot or parcel of land located in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Doreen Miller, a married woman, by deed from Joseph Mill and Doreen Miller, husband and wife dated June 8, 2009 and recorded July 9, 2009 in Deed Book 2009-1, Page 174532.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05139**

Location:

6427 Ann Avenue, Bangor, PA 18013

Parcel ID:

H10NW2/8/1/0317

Reputed Owners:

Erhard Seydl and Mary Eleanor Seydl

ALL THAT CERTAIN tract, lot or piece of land situated in Martins Crook, Lower Mt. Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN ERHARD SEYDL AND MARY ELEANOR SEYDL, HIS WIFE, by Deed from MARY D SPADONI, ADMINISTRATOR OF THE ESTATE OF LORENZO DIMARCO, DECEASED, MARY D SPADONI, INDIVIDUALLY, AND JOSEPH SPADONI, HER HUSBAND AND ANTHONY DIMARCO AND GRACE DIMARCO, HIS WIFE, AND LAWRENCE DIMARCO AND DONNA DIMARCO, HIS WIFE, Dated 06/09/1981, Recorded 06/11/1981, in Book 627, Page 716, Instrument No. 573.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03116**

Location:

2024 Butztown Road, Bethlehem, PA 18017-3306

Parcel ID:

N7NW2/1/3/0204

Reputed Owner:

Angela M. Marino

ALL THAT CERTAIN lot or parcel of land situate along the southerly side of the Butztown Macada Road, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Angela M. Marino, by Deed from Israel Ortiz and Angela M. Marino, Dated 07/26/2008, Recorded 08/06/2008, in Book 2008-1, Page 226774.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00346**

Location:

128 East Spruce Street, Bethlehem, PA 18018-2826

Parcel ID:

P6NE1B/15/4/0204

Reputed Owner:

David A. Vine

ALL THAT CERTAIN brick messuage and lot or piece of ground, situate on the South side of East

Spruce Street, between Center and High Streets, in Ward Nine, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN David A. Vine and Shirley D. Vine, h/w, by Deed from Rosemarie Beck, Dated 10/01/2003, Recorded 10/14/2003, in Book 2003-1, Page 428077.

By virtue of the death of Shirley D. Vine on or about 11/07/2015, David A. Vine became the sole owner of the premises as surviving tenant by the entirety.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05714**

Location:

2024-26 Delabole Road, Pen Argyl, PA 18072

Parcel ID:

E9/20/6C/0626

Reputed Owner:

Phyllis M. Chambers

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

TITLE TO SAID PREMISES IS VESTED IN Phyllis M. Chambers, by Deed from Henry W. Chambers and Phyllis M. Chambers, a/k/a Phyllis N. Chambers, dated 08/17/1995, recorded 08/30/1995 in Book 1995-1, Page 80252.

Improvements:

Thereon being erected a two-and-one-half-story single dwelling with

aluminum siding, shingle roof and detached two-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02172**

Location:

401 West Mountain Avenue, Pen Argyl, PA 18072

Parcel ID:

E8NE1B/4/4/0625

Reputed Owners:

Brian K. Everitt and Wanda R. Everitt

ALL THOSE TWO CERTAIN lots lying and being within the borough of Pen Argyl, county of Northampton and state of Pennsylvania, in block 21 and known as lots 9 and 10 on the map of the Pen Argyl Land Improvement Company.

TITLE TO SAID PREMISES IS VESTED IN Brian K. Everitt and Wanda R. Everitt, his wife, by Deed from TRI-GAP Developers, Inc., a Pennsylvania Business Corporation, Dated 04/18/1997, Recorded 04/30/1997, in Book 1997-1, Page 41425.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-04436**

Location:

539 Monocacy Drive, Bath, PA 18014-9118

Parcel ID:

H5/26/5/0520

Reputed Owners:

John E. Stettler and Colyne E. Stettler

All that certain tract, parcel or lot of land situate in the Township of Moore, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN John S. Stettler and Colyne E. Stettler, h/w, by Deed from John S. Stettler and Colyne E. Stettler, (formerly Colyne E. Traugher), h/w, Dated 09/09/1986, Recorded 11/20/1986, in Book 714, Page 216.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 56**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10861****Location:**

211 1/2 Clearfield Street, Bethlehem, PA 18017

Parcel ID:

P7NW2A/3/33/0212

Reputed Owners:

Crystal L. Garcia and Jose D. Garcia a/k/a Jose Garcia

All that certain message, tenement and lot or piece of ground situate in the Borough at Freemansburg, County of Northampton, and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jose Garcia and Crystal L. Garcia BY DEED FROM William S. Makuvek, Jr., a single man DATED 04/30/2004 RECORDED 05/06/2004 IN DEED BOOK 2004-1 PAGE 170469.

Improvements:

Thereon being erected a two-story row home with stone exterior and flat roof.

Attorneys:

Udren Law Offices, PC

No. 57**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07788****Location:**

365 Mauch Chunk Street, Nazareth, PA 18064-1921

Parcel ID:

J7SE4B/8/4A/0421

Reputed Owners:

Robert G. Coulter, Jr. and Thomas E. Hill, Sr.

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the South side of and known as Lot 365 Mauch Chunk Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Robert G. Coulter, Jr. and Thomas E. Hill, Sr., by Deed from Patrick B. McMullen and Christa McMullen, Dated 09/14/2007, Recorded 09/19/2007, in Book 2007-1, Page 344700.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 58**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05240****Location:**

919 Ridge Street, Easton, PA 18042

Parcel ID:

L9SW3A/20/29/0835

Reputed Owner:

Lori A. Kichline

ALL THAT CERTAIN northern one-half of a double brick dwelling house (formerly known as No. 58 Ridge Street) now known as No. 919 RIDGE STREET and lot or piece of ground upon which same is erected, situated on the east side of Ridge Street in the Borough of West Easton, County of Northampton and State of Pennsylvania.

Being the same property which Mary Jane Arias-Molina, granted and conveyed unto Lori A. Kichline by deed dated June 30, 2003 and recorded July 7, 2003 in the Recorder's Office of said County in Deed Book 2003-1 Page 254741.

Improvements:

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

Attorneys:

Tucker Arensberg, PC

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09666**

Location:

2015 Michael Street, Bethlehem, PA 18017

Parcel ID:

N7NW4D/17/8/0204

Reputed Owner:

Gregory S. Williams

ALL THAT CERTAIN messuage or tenement and lots or pieces of ground known as Lots Nos. 418, 419, 420 and 421 on Plan of Lots of Bethlehem View Tract, said Plan of Lots being duly entered of record in the County of Northampton at Easton, Pennsylvania in the Office of the Recorder of Deeds in Book of Maps No. 7, Page 31, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

Being the same premises which Kalman Csapo, Jr. and Mary A. Csapo, by Deed dated 06/30/1999, recorded 07/02/1999, in the office of the Recorder of Deeds in and for Northampton County, in Instrument # 1999029519, conveyed unto Gregory S. Williams, Grantee herein.

Improvements:

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

Attorneys:

Richard M. Squire & Associates, LLC

No. 60

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06602**

Location:

4211 Anthony Drive, Bethlehem, PA 18020

Parcel ID:

M7/11/3C-9/0205

Reputed Owners:

Eugene J. Brown and Jacqueline Brown

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BETHLEHEM, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which EUGENE J. BROWN, by Deed dated 04/28/2006 and recorded 05/05/2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Instrument No. 2006-1180387, granted and conveyed unto EUGENE J. BROWN and JACQUELINE BROWN.

Improvements:

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

Attorneys:

Powers Kirm & Associates, LLC

No. 61**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05387****Location:**1001 Iron Street, Easton, PA
18042**Parcel ID:**

L9SW3D/12/15/0835

Reputed Owner:

Dominic A. Arnao

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Iron Street, in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which by Deed dated and recorded June 29, 1990 in Northampton County Deed Book 804, Page 617, N. Pugliese Inc., granted and conveyed the premises unto Dominic A. Arnao and Janet M. Arnao, his wife. Janet M. Arnao died April 26, 2015 and title vested in Dominic A. Arnao by operation of law.

Improvements:

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

Attorneys:

Purcell Krug & Haller

No. 62**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05834****Location:**998 Newichawnoe Lane, Bath, PA
18014**Parcel ID:**

G5SE2/2/2/0520

Reputed Owners:

Jarrad Dominick, Ellsworth P. Dominick and Susan C. Dominick

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

Title to said premises is vested in Jarrad Dominick, unmarried, and Ellsworth P. Dominick and Susan C. Dominick, husband and wife, by deed from Richard L. Williams dated October 29, 2004 and recorded November 2, 2004 in Deed Book 2004-1, Page 425549 Instrument Number 2004067741.

Improvements:

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

Attorneys:

McCabe Weissberg & Conway, PC

No. 63**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03760****Location:**48 Freedom Terrace, Easton, PA
18045**Parcel ID:**

K9/7/34/0324

Reputed Owner:

Matthew L. Astfalk

ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 167 on the Plan of Penn's Grant, Phase III.

Title to said premises is vested in Matthew L. Astfalk by deed from Tiffany I. Noll, married dated July 13, 2007 and recorded July 17, 2007 in Deed Book 2007-1, Page 260412 Instrument Number 2007032589.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 64**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02722****Location:**921 Gove Road, Nazareth, PA
18064**Parcel ID:**

H7/7/2C/0406

Reputed Owners:

Donald Klim and Rose Marie Klim
ALL THAT CERTAIN LOT, PIECE
OR PARCEL OF LAND SITUATE ON
THE SOUTH SIDE OF GOVE ROAD
(T-599B) IN THE TOWNSHIP OF
BUSHKILL, COUNTY OF NORTHAMP-
TON AND STATE OF PENNSYLVANIA.

Title to said premises is vested in
Donald Klim and Rose Marie Klim,
husband and wife, by deed from
William M. Kilpatrick, Jr. and Shirley
M. Kilpatrick, husband and wife
dated October 8, 1993 and recorded
October 14, 1993 in Deed Book 912,
Page 476 Instrument Number
1993100527.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 65**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05333****Location:**101 Colonial Court, Bethlehem,
PA 18020**Parcel ID:**

M7NE3/1/5/0205

Reputed Owner:

Patrice Imbody

ALL THAT CERTAIN UNIT, design-
ated as Unit WW-4, being a Unit in
the Penn's farms Condominium,
situate in the Township of Bethlehem,
County of Northampton and
Commonwealth of Pennsylvania.

Title to said premises is vested in
Patrice Imbody by deed from
Madelaine Louise Bush, a/k/a
Madelaine L. Watras dated December
6, 2006 and recorded December 21,
2006 in Deed Book 2006-1, Page
525984 Instrument Number
2006073400.

Improvements:

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

Attorneys:

McCabe Weisberg & Conway, PC

No. 66**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05299****Location:**351 Messinger Street, Bangor, PA
18013-2023**Parcel ID:**

E9NE3B/4/1/0102

Reputed Owner:

Tracy A. Fober a/k/a Tracy A.
Casement

ALL THAT CERTAIN LOT situate
in the Borough of Bangor, County of
Northampton and Commonwealth of
Pennsylvania.

TITLE TO SAID PREMISES IS
VESTED IN Tracy A. Fober, married,
by Deed from Tracy A. Fober and
Francis Fober, her husband, dated
05/23/2014, recorded 05/30/2014
in Book 2014-1, Page 85896.

Improvements:

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

Attorneys:

Phelan Hallinan Diamond &
Jones, LLP

No. 67**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05265****Location:**

4110 Ginger Lane, Bethlehem, PA
18020

Parcel ID:

N7NE3/12/1/0205

Reputed Owners:

James Jon Heiserman and Paul
L. Shoemaker, Known Heirs of Renie
A. Shoemaker; Joan M. Becker, John
R. Becker and Raymond J. Becker,
III, Known Heirs of Raymond Becker
a/k/a Raymond J. Becker; Josephine
Becker, individually and as Known
Heir of Raymond Becker a/k/a
Raymond J. Becker; Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or under
Raymond Becker a/k/a Raymond J.
Becker; and Unknown Heirs, Succes-
sors, Assigns and All Persons, Firms
or Associations Claiming Right, Title
or Interest from or under Renie A.
Shoemaker

ALL THAT CERTAIN lot or parcel
of ground, together with the improve-
ments thereon erected, situate in
Bethlehem Township, Northampton
County.

TITLE TO SAID PREMISES IS
VESTED IN RAYMOND J. BECKER
AND JOSEPHINE BECKER,
HUSBAND AND WIFE, AS TENANTS
BY THE ENTIRETIES BY DEED
FROM RAYMOND J. BECKER AND
JOSEPHINE BECKER, HUSBAND
AND WIFE, AND MARGARET M.
SAURINO, WIDOW DATED 09/
12/1989 RECORDED 09/14/1989
IN DEED BOOK 780 PAGE 293.

Improvements:

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

Attorneys:

Udren Law Offices, PC

No. 68**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06166****Location:**

1559 East 9th Street, Bethlehem,
PA 18015

Parcel ID:

P7SW1C/1/5A/0204

Reputed Owner:

Julio C. Santiago, Jr.

ALL THAT CERTAIN lot or parcel
of land together with the buildings
and improvements located thereon
located in the City of Bethlehem,
County of Northampton known as Lot
1 on the Plan of Lynn Gardens.

TITLE TO SAID PREMISES IS
VESTED IN Julio C. Santiago, Jr.,
unmarried BY DEED FROM Laurie
Dart Schnaufer, as Guardian of the
Estate of Jacquelyn Maxwell, a/k/a
Jacquelyn L. Maxwell a/k/a
Jacqueline L. Maxwell, an Incapaci-
tated Person DATED 08/08/2014
RECORDED 08/12/2014 IN DEED
BOOK 2014-1 PAGE 137095.

Improvements:

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

Attorneys:

Udren Law Offices, PC

No. 69**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07882****Location:**

4168 Butternut Drive, Walnut-
port, PA 18088

Parcel ID:

H3/7/15F/0516

Reputed Owner:

Adam P. Briody

ALL THAT CERTAIN lot or parcel of land known as Lot #3 Heather Meadows Minor Subdivision, Lehigh Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Joanne M. Probst, by Deed dated 12/7/06 and recorded 12/12/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 510528, granted and conveyed unto Adam P. Briody, in fee.

Improvements:

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

Attorneys:

Shapiro & DeNardo, LLC

No. 70**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11298****Location:**

129 Wabash Avenue, Bath, PA 18014

Parcel ID:

K6NW3D/2/10/0503

Reputed Owner:

Kenneth F. Haldaman, Jr.

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

BEING the same premises which by Deed dated 1/13/1995 and recorded in the Office of the Recorder of Deeds of Northampton County on 1/16/1995 in Instrument No. 1995001531, granted and conveyed unto Kenneth F. Haldaman, Jr.

Improvements:

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

Attorneys:

Portnoff Law Associates, Ltd.

No. 71**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09613****Location:**

1410 Nectarine Road, Danielsville, PA 18038

Parcel ID:

G3/2/12C/0516

Reputed Owner:

Jason J. Szerencits

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

BEING the same premises which by Deed dated 7/9/2007 and recorded in the Office of the Recorder of Deeds of Northampton County on 7/12/2007 in Deed Book Volume 2007-1, Page 255939, granted and conveyed unto Jason J. Szerencits.

Improvements:

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

Attorneys:

Portnoff Law Associates, LLC

No. 72**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11041****Location:**

1605 Liberty Street, Easton, PA 18042

Parcel ID:

L9SW2A/12/4/0837

Reputed Owner:

Thomas Dold

ALL THAT CERTAIN lot or piece of land, with the dwelling thereon erected known as 1605 Liberty Street, situate in the Borough of Wilson, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated 4/27/2000 and recorded in the Office of the Recorder of Deeds of Northampton County on 4/27/2000 in Deed Book Volume 2000-1, Page 049048, granted and conveyed unto Thomas Dold.

Improvements:

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

Attorneys:

Portnoff Law Associates, LLC

No. 73**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00322*****Location:***

104 Washington Street, Bath, PA 18014

Parcel ID:

K6NW3A/2/1/0503

Reputed Owners:

Anthony M. Christopher and Kathryn J. Christopher

ALL THOSE CERTAIN messuages or tenements and lots or pieces of land situate at the southwest corner of Washington and Northampton Streets in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated 8/27/2004 and recorded in the Office of the Recorder of Deeds of Northampton County on 9/14/2004 in Instrument No. 2004057343, granted and conveyed unto Anthony M. Christopher and Kathryn J. Christopher.

Improvements:

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

Attorneys:

Portnoff Law Associates, LLC

No. 74**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11439*****Location:***

131 East Northampton Street, Bath, PA 18014

Parcel ID:

K6NW4B/8/5/0503

Reputed Owners:

Perry D. Gordon and Gina K. Gordon

ALL THAT CERTAIN messuage, tenement, and lot or piece of ground situate on the Northerly side of Northampton Street, known as 131 East Northampton Street (also sometimes known as 129 East Northampton Street), in the Borough of Bath, County of Northampton, and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated 11/17/2006 and recorded in the Office of the Recorder of Deeds of Northampton County on 11/21/2006 in Instrument No. 2006067503, granted and conveyed unto Perry D. Gordon and Gina K. Gordon.

Improvements:

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

Attorneys:

Portnoff Law Associates, LLC

No. 75**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05788*****Location:***

West 8th Street, Wind Gap, PA 18091

Parcel ID:

E8/16/1/0626

Reputed Owners:

Danny Keenhold t/a Keenhold Associates, Richard E. Keenhold, Jr. and Richard E. Keenhold

All that certain messuage, tenement, tract or piece of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Richard E. Keenhold, Sr., Richard E. Keenhold, Jr. and Danny Keenhold t/a Keenhold Associates by Deed from Allen V. Miklas, Sr., a/k/a Allen Miklas and Evelyn M. Miklas, husband and wife dated May 16, 1988 and recorded on May 17, 1988 in the Northampton County Recorder of Deeds in Book 747, Page 921.

Improvements:

Thereon being erected two two-story apartment buildings with vinyl siding and shingle roofs.

Attorneys:

Milstead & Associates, LLC

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

Dec. 22, 29; Jan. 5

**VACANCY ANNOUNCEMENT
FEDERAL PUBLIC DEFENDER
IN THE MIDDLE DISTRICT OF PENNSYLVANIA**

Chief Judge D. Brooks Smith of the United States Court of Appeals for the Third Circuit announces the application process for the Federal Public Defender in the Middle District of Pennsylvania (Harrisburg).

Qualifications for the Position of United States Federal Public Defender

An applicant should have the following qualifications:

- (1) a member in good standing in the bar of each state in which admitted to practice;
- (2) a minimum of five years' criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants;
- (3) the ability to effectively administer the office;
- (4) a reputation for integrity; and
- (5) a commitment to the representation of those unable to afford counsel.

Qualified candidates will be considered equally and without regard to race, sex, religious affiliation, national origin, age or disability.

Federal Public Defenders may not engage in the private practice of law and are subject to full background investigations and to judiciary financial disclosure requirements.

Term and Salary

A Federal Public Defender is appointed to a four-year term pursuant to 18 U.S.C. §3006A, and compensation is currently set at \$160,300 per annum. The position will be available after September 10, 2017.

To Apply

The application process is entirely automated. **No paper applications will be accepted.** Applications must be

submitted electronically by 12:00 noon, Eastern Standard Time, January 11, 2017. To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at (215) 597-0718.

Deadline

All applications are to be received **by 12:00 noon, Eastern Standard Time, January 11, 2017.**

Jan. 5

Norris
McLaughlin
& Marcus, P.A.
ATTORNEYS AT LAW

Congratulations to our
new partners!



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and Andrew Linden

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**YOUNG REPUBLICAN CLUB OF EASTON, PA, Plaintiff v.
JIMMY TOMAINO, Defendant**

Preliminary Objections—Demurrer—Unfair Trade Practices and Consumer Protection Law.

Plaintiff brought suit against Defendant, claiming that it hired Defendant to renovate its kitchen and that Defendant's conduct and work on the kitchen violated Pennsylvania's Unfair Trade Practices and Consumer Protection Law ("UTCPL"). Defendant asserted a demurrer to the UTCPL claim, arguing that because Plaintiff purchased Defendant's renovation services for business purposes, rather than personal, family, or household purposes, the UTCPL did not apply. Upon considering applicable case law, the Court agreed with Defendant and, as a result, dismissed Plaintiff's UTCPL claim.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2015-8630.

BRIAN C. LAWSEY, ESQUIRE, for Plaintiff.

STEVEN B. MOLDER, ESQUIRE and ROBERT E. SLETVOLD, ESQUIRE, for
Defendant.

Order of the Court entered on January 22, 2016 by BELTRAMI, J.

OPINION

This matter is before the Court on Defendant's Preliminary Objections to Plaintiff's Complaint. Briefs have been submitted, and the matter is ready for disposition.

On November 3, 2015, Plaintiff filed a Complaint that alleges the following facts. Plaintiff is a Pennsylvania corporation that operates a bar, kitchen, meeting hall, social club, dining facility and office space at 622 North Delaware Drive, Easton, Northampton County, Pennsylvania. (Compl. ¶¶1, 4-5, Ex. A.) On or about October 2012, Plaintiff was notified by the City of Easton that its kitchen needed to be renovated to come into compliance with applicable fire and building codes. (*Id.* ¶¶6-11, 15.) Plaintiff uses the kitchen to cook food that is sold to patrons. (*See id.* Ex. A.) On June 10, 2013, Plaintiff hired Defendant to renovate the kitchen to bring it into compliance with applicable codes. (*Id.* ¶¶21-22, Ex. B.) Plaintiff paid Defendant \$46,787.95 for the renovation. (*Id.* ¶¶28-31.) Defendant paid a subcontractor \$6,000.00 from Plaintiff's checking account for the kitchen renovation. (*Id.* ¶¶26-27.) "Defendant did not complete the work necessary to bring the kitchen into compliance with the City of Easton code." (*Id.* ¶34.)

In Count I of its Complaint, Plaintiff seeks damages for breach of contract. In Count II, Plaintiff seeks damages for unjust enrichment. In Count III of the Complaint, Plaintiff seeks damages for breach of fiduciary duty/breach of duty of good faith. Count IV of Plaintiff's Complaint seeks

damages, attorney's fees, and costs for violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law ("UTPCPL"), 73 P.S. §§201-1—201-9.3. On November 16, 2015, Defendant filed the instant Preliminary Objections, asserting a demurrer to Plaintiff's UTPCPL claim.

Any party may file preliminary objections alleging "legal insufficiency of a pleading (demurrer)." Pa. R.C.P. No. 1028(a)(4).

A preliminary objection in the nature of a demurrer is properly granted where the contested pleading is legally insufficient. Preliminary objections in the nature of a demurrer require the court to resolve the issues solely on the basis of the pleadings; no testimony or other evidence outside of the complaint may be considered to dispose of the legal issues presented by the demurrer. All material facts set forth in the pleading and all inferences reasonably deducible therefrom must be admitted as true.

Barton v. Lowe's Home Centers, Inc., 124 A.3d 349, 354 (Pa. Super. 2015) (quoting *Weiley v. Albert Einstein Medical Center*, 51 A.3d 202, 208-209 (Pa. Super. 2012)). To sustain a demurrer, a court must be certain that the law will not permit recovery. *Commonwealth, Pennsylvania Game Commission v. Seneca Resources Corporation*, 84 A.3d 1098, 1103 (Pa. Commw. 2014). Any doubt as to whether the demurrer should be sustained must be resolved in favor of overruling it. *McCord v. Pennsylvanians for Union Reform*, 100 A.3d 755, 758 (Pa. Commw. 2014).

In his demurrer, Defendant argues that Plaintiff may not bring a claim under the UTPCPL because it did not purchase "goods or services primarily for personal, family or household purposes," a prerequisite for bringing a private action under the UTPCPL. 73 P.S. §201-9.2. Plaintiff argues that the definition of the term "person," pursuant to the UTPCPL, includes a corporation. 73 P.S. §201-2(2). Thus, while acknowledging that the UTPCPL does not define the term "personal" as used in Section 201-9.2 of the UTPCPL, Plaintiff argues that because the services were purchased for the use of a person, *i.e.*, the corporation, the services were purchased primarily for "personal" purposes.

The legislative intent in enacting the [UTPCPL] was to enhance the protection of the public from unfair or deceptive business practices. *Gabriel v. O'Hara*, 368 Pa. Super. 383, 388 & n. 6, 534 A.2d 488, 491 & n. 6 (1987). The principle enhancements of pre-existing [sic] common law protections included the codification of a list of practices designated as 'unfair or deceptive' and therefore 'unlawful' (73 P.S. §§ 201-2, 201-3), authorization of the Pennsylvania Attorney General to take several specific types of action to protect the citizenry from such practices (73 P.S. §§ 201-3.1 to 201-9.1), and authorizing a private cause of action by private parties for treble damages

in certain circumstances (73 P.S. § 201-9.2). The central underlying intent was fraud prevention, and the act must be construed liberally to effectuate that remedial intent. *See Commonwealth v. Monumental Properties*, 459 Pa. 450, 329 A.2d 812, 815-17 (1974); *Gabriel v. O'Hara*, supra, 534 A.2d at 491; *Culbreth v. Lawrence Miller, Inc.*, 328 Pa.Super. 374, 477 A.2d 491 (1984).

In this case we are concerned with a private cause of action for treble damages under 73 P.S. § 201-9.2(a) which provides:

§ 201-9.2 Private Actions

(a) Any *person* who *purchases* or leases *goods* or services *primarily for personal, family or household purposes* and thereby suffers any ascertainable loss of money or property, real or personal, as a result of the use or employment by any person of a method, act or practice declared unlawful by section 3 of this act, may bring a private action, to recover actual damages or one hundred dollars (\$100), whichever is greater. The court may, in its discretion, award up to three times the actual damages sustained, but not less than one hundred dollars (\$100), and may provide such additional relief as it deems necessary or proper.

(Emphasis added). A claimant under this section must not only have suffered an ascertainable loss as the result of an 'unfair or deceptive act,' but also must be: a 'person,' who made a 'purchase,' 'primarily for personal, family, or household purposes.' ... [T]he principal dispute here centers on the ... third requirement[.]

...

The principal restriction placed upon the private cause of action for treble damages under the [UTPCPL] is that the purchase must be 'primarily for personal, family or household purposes. ...' 73 P.S. § 201-9.2. ...

The primary purpose restriction of 73 P.S. § 201-9.2 has not been construed previously by the appellate courts of this Commonwealth. Consequently, on this issue of first impression, we turn initially to the federal district court decisions construing this portion of the act.

In a series of cases, federal district courts have construed the primary purpose restriction of 73 P.S. § 201-9.2 to preclude a cause of action by one business against another business for various types of unfair competition. *See e.g. Merv Swing Agency, Inc. v. Graham Co.*, 579 F.Supp. 429 (E.D.Pa.1983) (disparagement of business); *Zerpol Corp. v. DMP Corp.*, 561

F.Supp. 404 (E.D.Pa.1983) (commercial disparagement); Klitzner Industries v. HK James, Co., 535 F.Supp. 1249 (E.D.Pa.1982) (passing one's goods off as another's); Perma-grain Products v. U.S. Mat & Rubber, Co., 489 F.Supp. 108 (E.D.Pa.1980) (same). In another case, a district court held that no cause of action could be presented under 73 P.S. § 201-9.2, by the purchaser of a truck, when the lease and insurance papers conclusively established that the purchase was primarily for commercial purposes. Waldo v. North American Van Lines, 669 F.Supp. 722 (W.D.Pa.1987).

Those cases appear to correctly apply the primary purpose limitation to the facts presented. Unfortunately, those cases provide little, if any, guidance as to the proper application of the primary purpose limitation to the facts presented here.

...

... The restriction included in the act addresses itself solely to the *purpose* of the purchase, not the *type of product* [or service] purchased.

The following example illustrates this distinction. If a laundry business were to purchase a home-use model, department store dryer for the primary purpose of drying clothes for the laundry business, such a purchase would be primarily for a *business* purpose, despite the fact that the dryer may have been a typical 'consumer product.' On the other hand, if the parents of twelve growing children purchased an industrial washer and dryer from a business supplier to be used primarily to do the family's laundry, the purchase would be primarily for a family purpose and come within the ambit of 73 P.S. § 201-9.2, notwithstanding the fact that industrial washers and dryers generally might not be considered typical 'consumer products.'

...

... The *purpose* of the purchase, and not the *type of product* [or service] purchased, controls.

Valley Forge Towers South Condominium v. Ron-Ike Foam Insulators, Inc., 393 Pa. Super. 339, 346-53, 574 A.2d 641, 644-48 (1990) (emphasis in original).

Applying the above standard to the case at bar, it is clear that Plaintiff purchased Defendant's services for a business purpose. Defendant was hired to renovate the kitchen, and the kitchen is used to cook food that *is sold* to patrons. Accordingly, the UTPCPL does not authorize Plaintiff to bring a private cause of action here, and Defendant's demurrer to Count IV of Plaintiff's Complaint will be sustained.

Moreover, because it is clear from a review of Plaintiff's Complaint that there is no reasonable possibility that amendment of the Complaint would cure the statutory prohibition of a private UTPCPL claim in this case, leave to amend will not be granted. *See In re Estate of Luongo*, 823 A.2d 942, 968-69 (Pa. Super. 2003).

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 22nd day of January, 2016, Defendant's "Preliminary Objections to Plaintiff's Complaint," filed on November 16, 2015, are hereby SUSTAINED.

Count IV of Plaintiff's Complaint is hereby dismissed.

Defendant shall file an answer to Plaintiff's Complaint within twenty (20) days.

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.

Stress, Anxiety and Depression

The following are professionally facilitated meetings:

Philadelphia - Stress Information and Recovery (1st Monday of Month)

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)**

or

the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .

Northampton County Bar Association

Notification of Change Form

In order to maintain up-to-date information on all members and subscribers of the *Reporter*, complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

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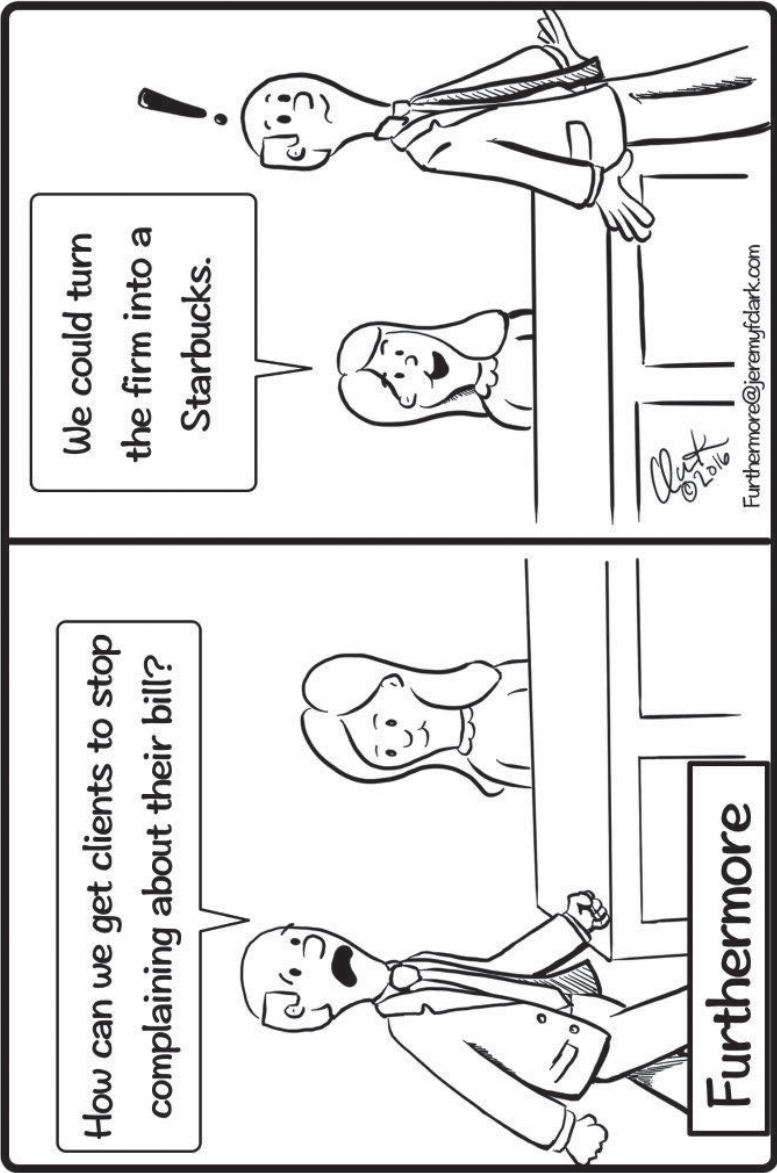
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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 9, 2017**