Northampton County Reporter

(USPS 395-280)

VOL. LIX EASTON, PA October 20, 2016 NO. 42

Freedom Mortgage Corporation, Plaintiff v.
Ronald G. Shaw and Tonya L. Shaw, Defendants

Northampton County Reporter Digest—2016-10

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3. Northampton County Bar Association welcomes three new members and one returning member
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3. 2017 Photo Directory
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NOTICE TO THE BAR...

N.C. Reporter Holiday Deadline Changes

Nov. 10, 2016 – deadline to submit ads is Monday, November 7 @ noon.

Nov. 24, 2016 – deadline to submit ads is Friday, November 18 @ noon.

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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

BAR ASSOCIATION STAFF

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Patti A. Gober . . . . . Accounting
Heather Rizzotto-Stefanik . . . . . Legal Journal
Christen T. Borso . . . . . Attorney 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

Raise a Glass to Justice – Fundraiser for North Penn Legal Services
Date: Monday, October 24, 2016
Time: 6:00 – 9:00 p.m.
Location: Top Cut Steak House, Saucon Valley
Tickets may be purchased at: https://www.eventbrite.com/e/raise-a-glass-to-justice-fundraiser-benefits-north-penn-legal-services-tickets-27071472503

2016 marks the fifth year that Raise a Glass to Justice will benefit North Penn Legal Services. This is a great event for networking, a chance to relax after a long day at work, and most importantly, a chance to make a difference. Velveeta will again return to perform and backup the previous two Lawyer Idols as they go head to head in a sing off battle. Our crowned Lehigh Valley Lawyer Idols—Jackie Holmes (2014) and Elizabeth Marcon (2015) will sing two songs each and collaborate on a duet. Also back by popular demand is Phil Hof who will serve as the MC. You will not want to miss this sing off battle! All proceeds benefit North Penn Legal Services—the only legal aid organization in the Lehigh Valley dedicated to providing free civil legal help to low-income people.

2017 NCBA Photo Directory

We are publishing a new photo directory in 2017. Please make every effort to have your photo taken for the directory. Members want to know who you are!

The photo session dates and times are listed inside.

Call the NCBA Office to schedule your appointment.

Quarterly Association Meeting – Thursday, November 10, 2016

Registration form inside**.**

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.

Civilization is a limitless multiplication of unnecessary necessaries.~ Mark Twain

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

AGENTIS, PHILIP, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executrix: Jasmine Derhammer c/o Edward J. Andres, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217
Attorneys: Edward J. Andres, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

CARSON, BLANCHE G. a/k/a BLANCHE CARSON, dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executrix: Minga C. Ferencin 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

D'ALESSANDRO, ROBERT a/k/a ROBERT S. D'ALESSANDRO, dec'd.
Late of the Township of Upper Nazareth, Northampton County, PA
Executors: Jack F. D'Alessandro and Robert A. D'Alessandro 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

FISH, MARY A. a/k/a MARY FISH, dec'd.
Late of Bethlehem, Northampton County, PA
The Mary A. Fish Irrevocable Trust, dated April 15, 2009
Settlor: Mary A. Fish
Executrix/Trustee: Susan F. Jacobi c/o Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051
Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051

HOFFMAN, EDWIN L., JR., dec'd.
Late of Northampton Borough, Northampton County, PA
The Hoffman Family Trust, dated February 28, 1997, amended August 6, 2007
Executor/Trustee: Thomas V. Hoffman 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

KYLE, WILHELMINA a/k/a WILHELMINA T. KYLE, dec'd.
Late of Upper Mt. Bethel Twp., Northampton County, PA

Executrix: Susan P. Isphording c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424

LASLO, MARY, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Bernadine A. Dunnigan c/o Joseph J. Piperato, III, Esquire, Piperato Law Office, LLC, 3894 Courtney Street, Suite 105, Bethlehem, PA 18017

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

REMEL, CARL T., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Virginia E. Dietrick 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

REPH, LINDA J., dec'd.

Late of Plainfield Township, Northampton County, PA

Executor: Scott M. Reph c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

SAWCHAK, LINDA a/k/a LINDA JEAN SAWCHAK, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Lori Gail DeCastro

Attorney: Nicholas M. Zanakos, Esquire, 742 Main Street, Bethlehem, PA 18018

VANDEGRIFT, CAROL A. a/k/a CAROL ANN VANDEGRIFT, dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Gwynedd J. Gabrielli 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

SECOND PUBLICATION

BRUCH, EDWARD E., SR., dec'd.

Late of Bethlehem, Northampton County, PA

Administrators: Christopher B. Snyder, 68 Burd Lane, Mifflintown, PA 17059 and Amy M. Burrows, 5313 Heidelberg Heights Rd., Germansville, PA 18053

Attorneys: Charles A. Waters, Esquire, Steckel and Stopp, 125 S. Walnut Street, Slatington, PA 18080

DeVITO, JEANETTE AGNES a/k/a JEANETTE A. DeVITO, dec'd.

Late of Easton, Northampton County, PA

Executrix: Lisa M. Quinn c/o Rebecca M. Young, Esquire and

Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062
Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

FLUCK, DOROTHY H. a/k/a DOROTHY FLUCK, dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executrix: Donna M. Ziegler 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

GULINI, ANGELA J., dec'd.
Late of Easton, Northampton County, PA
Administrators: David M. Gulini and Ellen A. Gulini c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

HART, VIRGINIA a/k/a VIRGINIA A. HART, dec'd.
Late of Nazareth, Northampton County, PA
Executor: Thomas J. Hart, II c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020
Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

HARTZELL, RICHARD F., dec'd.
Late of the Township of East Allen, Northampton County, PA
Executrix: Linda M. Pierce 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

KESELICA, MICHAEL N., dec'd.
Late of Nazareth, Northampton County, PA
Declaration of Trust of Michael N. Keselica dated 10/26/2015
Settlor: Michael N. Keselica
Co-Trustees: Mark A. Keselica and Robert S. Goldman c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018
Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

LAVAN, HELEN, dec'd.
Late of Bethlehem, Northampton County, PA
Executor: Robert J. Pastir, 3330 Brynwood Drive, Whitehall, PA 18052
Attorney: Nancy K. Busch, Esquire, 825 North 19th Street, Allentown, PA 18104

THATCHER, DAVID L. a/k/a DAVID LEWIS THATCHER, dec'd.
Late of Hellertown, Northampton County, PA
Executor: Christopher Lewis Thatcher c/o John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049
Attorney: John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049

WAGNER, JANE R., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executors: Susan Wagner Hartney, 1757 Greenleaf Street, Bethlehem, PA 18017 and Lee A. Wagner, 5219 Freemansburg Avenue, Easton, PA 18045
Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

WOLFE, CONSTANCE, dec'd.
Late of the City of Easton, Northampton County, PA
Administratrix: Louise P. Sylvester c/o Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042
Attorney: Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

THIRD PUBLICATION

BILLOT, PEDRO G. a/k/a PEDRO LUIS GUTIERREZ BILLOT, SR., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administrator: Steven N. Goudsouzian
Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

BROWN, REGINA D., dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Co-Executors: Kevin D. Brown and Keith Brown 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

CERULLO, ANTHONY STEPHEN, dec'd.
Late of Mount Bethel, Northampton County, PA
Executrix: Judith A. Kossow c/o Higgins Law Offices, P.C., 26 North Sixth Street, Stroudsburg, PA 18360
Attorneys: Higgins Law Offices, P.C., 26 North Sixth Street, Stroudsburg, PA 18360

DUGAN, NEAL, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administrator: Charles Dugan c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017
Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

DYER, BETTY A., dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Deborah S. Dyer c/o David Crosson, Esquire, The Erb Law Firm PC, P.O. Box 3051, Allentown, PA 18106
Attorneys: David Crosson, Esquire, The Erb Law Firm PC, P.O. Box 3051, Allentown, PA 18106

EICHMAN, GERALDINE M., dec'd.
Late of City of Bethlehem, Northampton County, PA
Executor: David P. Eichman, 1708 Breckenridge Drive, Harrisburg, PA 17112
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

GRIFO, LEONARDA T. a/k/a LEE T. GRIFO, dec'd.
Late of the City of Easton, Northampton County, PA

Executrix: Antonia Grifo, 134 N. 3rd Street, Apt. 2, Easton, PA 18042
Attorney: Antonia M. Grifo, Esquire, 318 Spring Garden Street, Easton, PA 18042-3552

HARTZELL, ROBERT C., JR., dec'd.
Late of Nazareth, Northampton County, PA
Administratrix: Jane E. Hartzell c/o Bethany R. Nikitenko, Esquire, McLaughlin & Lauricella, P.C., One Commerce Square, 2005 Market Street, Suite 2300, Philadelphia, PA 19103
Attorneys: Bethany R. Nikitenko, Esquire, McLaughlin & Lauricella, P.C., One Commerce Square, 2005 Market Street, Suite 2300, Philadelphia, PA 19103

HOLSCHWANDER, ELSIE E., dec'd.
Late of Hanover Township, Northampton County, PA
Executor: Donald J. Holschwander, 607 E. 4th Street, Northampton, PA 18067-1926
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

KATSAROMITSOS, VIRGINIA F., dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executor: Branch Banking and Trust Company c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

KINIUK, WALTER, dec'd.
Late of Hellertown, Northampton County, PA
Personal Representative: Pearl Kiniuk c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097
Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

O'NEILL, LAWRENCE W., dec'd.
Late of the Township of Palmer, Northampton County, PA
Administrator: Timothy J. O'Neill c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, LLC, 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

OYER, MADELYN, dec'd.
Late of the Township of Upper Mount Bethel, Northampton County, PA
Executor: Richard C. Alleger
Attorneys: McFall, Layman & Jordan, P.C., 134 Broadway, Bangor, PA 18013

PACKO, ANTHONY E., dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executor: John A. Packo c/o Mark S. Sigmon, Esquire, Sigmon and Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365
Attorneys: Mark S. Sigmon, Esquire, Sigmon and Sigmon, P.C., 146 East Broad Street, P.O.

Box 1365, Bethlehem, PA 18016-1365

RUIZ, MARY C. a/k/a MARY RUIZ, dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executrix: Irene Kohut 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

SCHNEIDER, DOROTHY PICHEL a/k/a DOROTHY P. SCHNEIDER, dec'd.
Late of the Township of Lower Saucon, Northampton County, PA
Executrix: Debra S. Boyce c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042
Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

SCHWEITZER, GEORGE J., dec'd.
Late of Moore Township, Northampton County, PA
Executrix: Catherine M. Davis, 4254 Windsor Drive, Center Valley, PA 18034
Attorney: Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036

STIMMEL, RICHARD I., dec'd.
Late of the Township of Plainfield, Northampton County, PA
Executrix: Linda A. Miller-Smith, 919 Constitution Ave., Pen Argyl, PA 18072
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

WERKHEISER, DORIS J., dec'd.
Late of the Borough of Wilson, Northampton County, PA
Executors: Larry D. Werkheiser, 138 Trisha Street, Box 403, Tatamy, PA 18085 and Keith Werkheiser, 6707 Kerchner Drive, Bethlehem, PA 18017
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

NORTHAMPTON COUNTY, PENNSYLVANIA
NOTICE OF PUBLIC HEARING
ROSETO BOROUGH

The Borough Council of Roseto Borough, Northampton County, Pennsylvania, will hold a Public Hearing on Monday, November 7, 2016 at 7:30 p.m. at Borough Hall, Council Chambers, located at 164 Garibaldi Avenue, Roseto, PA 18013 for the purpose of considering the enactment of a proposed Ordinance No. 437 authorizing the participation of Roseto Borough in the Pennsylvania Townships Health Insurance Cooperative Trust pursuant to the Pennsylvania Intergovernmental Cooperation law. Any and all interested persons and parties are invited to attend the public meeting and offer any public comment thereon prior to the Roseto Borough Council taking official action.

ORDINANCE NO. 437
ROSETO BOROUGH
NORTHAMPTON COUNTY, PENNSYLVANIA
ORDINANCE AUTHORIZING THE PARTICIPATION OF ROSETO BOROUGH IN THE PENNSYLVANIA TOWNSHIPS HEALTH INSURANCE COOPERATIVE TRUST PURSUANT TO THE PENNSYLVANIA INTERGOVERNMENTAL COOPERATION LAW

Proposed Ordinance No. 437 would confirm Roseto Borough's

[continued] membership in the Pennsylvania Townships Health Insurance Cooperative Trust ("Trust"), which consists of governmental units from throughout the Commonwealth of Pennsylvania that have created an intergovernmental cooperative arrangement to permit participating employers to pool resources to develop, administer, and make available medical, prescription, dental, life, disability and/or other employee welfare benefit coverage in a cost-effective manner.

Proposed Ordinance No. 437 includes provisions addressing the conditions that must be met to participate in and withdraw from the Trust, the organizational structure of the Trust, the appropriation of funds required for the operation of the Trust, the authority of the Trust to enter into contracts and take other actions appropriate to carry out the purposes of the Trust, and the effective date of Roseto Borough's participation in the Trust. The proposed ordinance also provides for severability and confirms that it does not affect any rights or liabilities existing prior to the adoption of the ordinance. It also references the Trust Agreement that governs the operations of the Trust.

The full text of Proposed Ordinance No. 437 and the Trust Agreement are on file for inspection and review without charge (or a copy may be obtained for a charge not greater than the cost thereof) at Roseto Borough's offices at 164 Garibaldi Avenue, Roseto, PA 18013. Complete copies of each have been provided to and may be reviewed at the following newspaper of general circulation: The Express Times.

If any person with a disability wishes to request that special accommodations be made to allow his and her participation, he or she is asked to contact Cathy Martino at (610) 588-0695 at least one business day in advance to make arrangements.

Oct. 20

NOTICE OF DISSOLUTION

To: all creditors of PA SOCCER ACADEMY, LLC

NOTICE IS HEREBY GIVEN that the Members of **PA SOCCER ACADEMY, LLC,** a Pennsylvania limited liability company, with an address of 919 Chester Street, Bethlehem, Pennsylvania 18018, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

FRANK J. TROVATO, ESQUIRE
BENNER & TROVATO
City Line Plaza
2005 City Line Road
Suite 106
Bethlehem, PA 18017
(610) 867-3900

Oct. 20

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 7, 2016 the Petition of Name Change was filed in Northampton County Court of Common Pleas at C0048CV2016-8780 seeking to change the names of minor children from Laila Lee Scott to Laila Ann Nordin and Katarina Sophia Scott to Katarina Sophia Nordin. The court has fixed Wednesday, November 23, 2016 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.

Oct. 20

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA

City of Easton

vs.

Manuel Camunas

DOCKET NO. C48CV-2012-6340

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 947 Butler Street, Easton, PA, Tax Parcel No. L9SE1D 29 14. A Writ of Scire Facias for $1,101.64 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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 Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

PORTNOFF LAW ASSOCIATES, LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Oct. 13, 20, 27

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, NA

Plaintiff

vs.

JESSICA WEIDLICK a/k/a JESSICA L. WEIDLICK

JONATHAN T. SINCLAIR, in his capacity as Co-Administrator and Heir of the Estate of JOHN T. MALAGOLI, JR. a/k/a JOHN MALAGOLI a/k/a JOHN T. MALAGOLI

CAROL A. ISEMANN, in her capacity as Heir of the Estate of JOHN T. MALAGOLI, JR. a/k/a JOHN MALAGOLI a/k/a JOHN T. MALAGOLI

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN T. MALAGOLI, JR. a/k/a JOHN MALAGOLI a/k/a JOHN T. MALAGOLI, DECEASED

Defendants

NO. C-48-CV-2015-4446

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN T. MALAGOLI, JR. a/k/a JOHN MALAGOLI a/k/a JOHN T. MALAGOLI, DECEASED

You are hereby notified that on February 9, 2016, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTH-

AMPTON County, Pennsylvania, docketed to No. C-48-CV-2015-4446. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 423 SOUTH 1ST STREET a/k/a 423 1ST STREET, BANGOR, PA 18013-2621 whereupon your property would be sold by the Sheriff of NORTHAMPTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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.

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

Oct. 20

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

ACTION IN MORTGAGE FORECLOSURE

Involving Premises 1232 Meyer Drive, Walnutport, PA 18088

Santander Bank, N.A.,
Plaintiff

vs.

Janice Reiner a/k/a Janice L. Reiner, Solely in Her Capacity as Heir of Mae J. Reiner, Deceased, Judy Koehler a/k/a Judy L. Koehler, Solely in Her Capacity as Heir of Mae J. Reiner, Deceased, Gary Reiner a/k/a Gary L. Reiner, Solely in His Capacity as Heir of Mae J. Reiner, Deceased, Kevin Reiner a/k/a Kevin M. Reiner, Solely in His Capacity as Heir of Mae J. Reiner, Deceased and Unknown Heirs, Successors and/or Assigns of Mae J. Reiner, Deceased,
Defendants

NO. C-48-CV-2016-3939

NOTICE BY PUBLICATION

A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint have been filed with the Court of Common Pleas of Northampton County.

NOTICE TO DEFEND AND CLAIM RIGHTS

You, Unknown Heirs, Successors or Assigns of Mae J. Reiner, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief

requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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(610) 258-6333

MICHAEL S. BLOOM, ESQUIRE
PRESSMAN & DOYLE, LLC
Attys. for Plaintiff
712 W. MacDade Blvd.
Milmont Park, PA 19033
(610) 532-4222
mbloom@pressmandoyle.com

Oct. 20

NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
CIT Bank, N.A.,
Plaintiff
v.
James F. Delaney, Jr., Known Surviving Heir of James F. Delaney, Joseph M. Delaney, Known Surviving Heir of James F. Delaney and Unknown Surviving Heirs of James F. Delaney,
Defendants
NUMBER: C-48-CV-2016-8207

TO: Unknown Surviving Heirs of James F. Delaney

Premises subject to foreclosure: 3820 Linden Street, Bethlehem, Pennsylvania 18020.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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.

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

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Oct. 20

ADMINISTRATIVE ASSISTANT

KingSpry is a progressive, expanding regional law firm seeking a dynamic, professional administrative assistant to work in our Marketing and Education departments. The ideal candidate must be proficient in Microsoft Word, Outlook, PowerPoint and Excel, some experience with QuickBooks, Adobe Creative Suite and web/social media platforms is

beneficial; must possess excellent interpersonal, organizational, communication and phone skills; must be a self-starter, creative thinker, and able to juggle multiple projects and deadlines involving a wide variety of challenging and passionate personalities. Prior law firm experience preferred.

Position provides support to Marketing Director, interacting with clients/prospects on phone, in writing and in person, maintaining calendars for programming, sponsorships and volunteer events, maintaining databases, proofreading print and web publications, managing administrative and accounting tasks for affiliated training facility, and other duties as assigned, as well as administrative support to one attorney, creating/transcribing documents, client contact, scheduling appointments/maintaining calendars, creating and maintaining files, etc.

Qualified applicants should submit cover letter with salary requirements, resume, and references to dkeller@kingspry.com. Full benefit package provided. Please note that resumes that do not include all of the elements described above may not be considered.

Oct. 20, 27

WILL AND/OR PRENUPTIAL AGREEMENT

Heir of Sandra Billiard a/k/a Sandra Snyder a/k/a Sandra Snyder Smith, dec'd., late of Hellertown, Bethlehem, Saucon Valley.

Trying to locate the above person's Will and/or Prenuptial Agreement. If you have same or information concerning same, please contact:

LORI GARDINER KREGLOW, ESQUIRE
18 East Market Street
P.O. Box 1961
Bethlehem, PA 18016-1961

Oct. 6, 13, 20

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on November 10, 2016, 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-2016-03940

Location:

131 E. Elizabeth Avenue, Bethlehem, PA 18018

Parcel ID:

N6SE4B 13 14 0204

Reputed Owners:

Olga Morales and Rogelio Morales

ALL THAT CERTAIN messuage, tenement and lot or piece of land, situate on the northern side of East Elizabeth Avenue in the block between Bottle Avenue and High Street in Ward 14, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Rogelio Morales and Olga Morales by deed from Richard W. Brader and Barbara E. Brader, husband and wife, was recorded 3/16/2007, in Book 2007-1, Page 97414.

Improvements:

Thereon being erected a two-story single style dwelling with brick

exterior and shingle and slate roof; detached two-car garage.

Attorney:

Richard J. Nalbandian, Ill, Esquire

No. 2
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00347

Location:

1043 Lehigh Street, Easton, PA 18042

Parcel ID:

L9SE1D 15 29 0310

Reputed Owners:

Bobbi Jo Naylor and James Naylor

ALL THAT CERTAIN tenement and lot or piece of land located on the north side of Lehigh Street in the City of Easton, Northampton County, Pennsylvania.

BEING the same premises which Bobbi Jo Naylor, married by Deed dated July 19, 2003 and recorded August 6, 2003 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2003-1 Pg 316066, granted and conveyed unto James Naylor and Bobbi Jo Naylor, husband and wife.

Improvements:

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

Attorney:

Jessica N. Manis, Esquire

No. 3
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02410

Location:

372 West Milton Street a/k/a 372 Milton Street, Easton, PA 18042

Parcel ID:

M9NE2A 18 2-5 0310

Reputed Owners:

Ashok Singh and Sukhvir Kaur

ALL THAT CERTAIN lot or tract of land situated on the south side of West Milton Avenue in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Ashok Singh and Sukhvir Kaur, his wife, by Deed from Grant Street Development Associates, L.P., a Pennsylvania limited partnership, dated 03/15/2004, recorded 05/12/2004 in Book 2004-1, Page 180130.

Improvements:

Thereon being erected a two-story townhouse style dwelling with vinyl siding and shingle roof; attached one-car garage.

Attorney:

Peter Wapner, Esquire

No. 4
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-01032

Location:

1027 Maple Street, Bethlehem, PA 18018

Parcel ID:

N6SE3D 10 3 0204

Reputed Owners:

Elisha Reichart and Kaye Reichart

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

BEING the same property conveyed to Kaye Reichart who acquired title by virtue of a deed from Yahm Shelly Reichart, single, dated August 22, 2014, recorded September 16, 2014, at Deed Book 2014-1, Page 159810, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 5
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-11023

Location:

4001 Wilson Avenue, Bethlehem, PA 18020

Parcel ID:

N7 15 7E 0205

Reputed Owners:

Unknown Heirs and/or Administrators of the Estate of Patricia Werkheiser a/k/a Patricia A. Werkheiser and Jeff Werkheiser, believed Heir and/or Administrator of the Estate of Patricia Werkheiser aka Patricia A. Werkheiser

ALL THAT CERTAIN lot or parcel of ground situate in Bethlehem Township, Northampton County, Pennsylvania.

BEING the same property conveyed to Andrew C. Werkheiser & Patricia A. Werkheiser, Trustees of the Andrew C. & Patricia A. Werkheiser Family Trust who acquired title by virtue of a deed from Andrew C. Werkheiser & Patricia A. Werkheiser, husband and wife, dated April 16, 2009, recorded May 7, 2009, at Deed Book 2009-1, Page 108462, Northampton County, Pennsylvania records.

Improvements:

Thereon being erected a split-level single style dwelling with brick and stucco exterior and shingle roof; detached two-car garage.

Attorney:

Justin F. Kobeski, Esquire

No. 6
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02887

Location:

421 East 8th Street a/k/a 421 8th Street, Northampton, PA 18067

Parcel ID:

M4NE1D 3 14 0522

Reputed Owners:

Roger Marth, in His Capacity as Administrator and Heir of the Estate of Alfred Marth, Jr. and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Alfred Marth, Jr., Deceased

ALL THAT CERTAIN lots or pieces of ground situate on the north side of Eighth Street in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Alfred Marth, Jr., by Deed from Alfred Marth, Jr. and Lori Ann Eltz, as Joint Tenants with the Right of Survivorship, dated 10/11/2007, recorded 01/02/2008 in Book 2008-1, Page 288.

Mortgagor ALFRED MARTH, JR died on 06/11/2015, and ROGER MARTH was appointed Administrator of his estate. Letters of Administration were granted to him on 06/19/2015 by the Register of Wills of NORTHAMPTON COUNTY, No. 2015-0766. Decedent's surviving heir at law and next-of-kin is ROGER MARTH.

Improvements:

Thereon being erected a ranch single style dwelling with stone and stucco exterior and shingle roof; attached one-car garage.

Attorney:

Adam H. Davis, Esquire

No. 7
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-01191

Location:

245 Lincoln Street, Easton, PA 18042

Parcel ID:

L9SE3D 29 11 0310

Reputed Owners:

Howard E. Weisel, III and Melissa K. Klegarth

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

Being the same property conveyed to Howard E. Weisel, III and Melissa K. Klegarth who acquired title, with rights of survivorship, by virtue of a deed from John E. Matase and Ethel Diefenderfer, dated April 15, 2008, recorded April 24, 2008, at Instrument Number 2008015335, and recorded in Book 2008-1, Page 119010, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 9
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2014-01818

Location:

1487 2nd Street, Pen Argyl, PA 18072

Parcel ID:

D9SW4 8 5 0134

Reputed Owner:

Sarah Pomilio, as Executrix of the Estate of Robert J. Reed

All those two building lots, with improvements thereon erected, situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Robert J. Reed and Virginia M. Reed, husband and wife who acquired title by virtue of a deed from Mario Armelin, by Susanne Ciccarelli and Rosalyn Fremount, his agents, and Carmel Armelin, by Susanne Ciccarelli and Rosalyn Fremount, her agents, dated May 30, 2003, recorded June 6, 2003, at Deed Book 2003-1, Page 208958, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Justin F. Kobeski, Esquire

No. 10
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-02219

Location:

273 North 9th Street, Bangor, PA 18013

Parcel ID:

D9SE4D 8 9 0102

Reputed Owners:

Keith R. Lilly and Renee M. Lilly

All those two certain messuages, tenements, tracts, parcels or pieces of land situate in the Fourth Ward of the Borough of Bangor, County of Northampton and State of Pennsylvania.

Being the same property conveyed to Keith R. Lilly and Renee M. Lilly, husband and wife who acquired title by virtue of a deed from Sadie Leraris, by Daniel J. Leraris, her attorney-in-fact, dated December 30, 2009, recorded December 31, 2009, at Instrument Number 2009045832, and recorded in Book 2009-1, Page 322674, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Justin F. Kobeski, Esquire

No. 11
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01454

Location:

1858 Viola Lane, Hellertown, PA 18055

Parcel ID:
R7 2 2P-13 0719
Reputed Owner:
Daniel Neuhauser
All that certain lot or parcel of land situated in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania.

Title to said Premises vested in Daniel Neuhauser, by his agent Dawn S. Mink by Deed from Toll PA IX, L.P. dated May 26, 2006 and recorded on October 2, 2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 406263.

Improvements:
Thereon being erected a colonial single style dwelling with stucco exterior and shingle roof; attached three-car garage.

Attorney:
Robert W. Williams, Esquire

No. 12
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-01611

Location:
1058 1st Avenue, Hellertown, PA 18055

Parcel ID:
Q7SW2A 2 5 0715
Reputed Owner:
Randolph Jandrisevitz

ALL THAT CERTAIN messuage and piece or parcel of ground situate, lying and being in the Borough of Hellertown (formerly in the Township of Lower Saucon, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Randolph Jandrisevitz, a married person who acquired title by virtue of a deed from Geneifer L. Moran, unmarried, and Gerals B. Miller, husband and wife, dated February 26, 2008, recorded February 26, 2008, at Deed Book 2008-1, Page 52301, Northampton County, Pennsylvania records.

Improvements:
Thereon being erected a two-story single style dwelling with wood exterior and shingle and slate roof; detached two-car garage.

Attorney:
Kimberly A. Bonner, Esquire

No. 13
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00930

Location:
1152 Wabasso Avenue, Danielsville, PA 18038

Parcel ID:
G5 1 29-9 0520
Reputed Owners:
Vincent C. Serratore and Melissa J. Serratore

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

Being the same premises which Lorella A. Thomas, widow, by her Deed dated July 16, 2004 and Recorded in the Office of Recorder of Deeds in and for Northampton County, Pennsylvania, as in Record Book Volume 2004-1, Page 282449 granted and conveyed unto Vincent C. Serratore and Melissa J. Serratore, husband and wife, mortgagors hereof in fee.

Improvements:
Thereon being erected a ranch single style dwelling with vinyl siding and shingle roof.

Attorney:
Nora C. Viggiano, Esquire

No. 14
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-06595

Location:
4471 Lehigh Drive, Walnutport, PA 18088

Parcel ID:
J2 14 4 0516
Reputed Owners:
Aydin Sengel and Debbie Sengel

All that certain messuage, tenement and lot or tract of land known as 4471 Lehigh Drive, and also known as Lot 1 on the Final Minor Subdivision Plan of lands owned by Mahlon A. Eisenhard and Martha E. Eisenhard recorded in Map Book Volume 86, Page 385, situate in the Township of Lehigh, County of Northampton and the Commonwealth of Pennsylvania.

Title to said Premises vested in Aydin Sengel and Debbie Sengel, husband and wife by Deed from Louis E. Eisenhard, Mary Ellen Costenbader, Madeline T. Watkins, Richard J. Eisenhard, Sheila R. Matis and Bernard M. Eisenhard dated August 27, 2005 and recorded on September 1, 2005 in the Northampton County Recorder of Deeds in Book 2005-1, Page 339268.

Improvements:
Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof; detached two-car garage.

Attorney:
Robert W. Williams, Esquire

No. 15
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-00758

Location:
45 East Washington Avenue, Bethlehem, PA 18018
Parcel ID:
N6SE1D 4 8 0204
Reputed Owner:
Maria DiLorenzo

All that certain messuage or tenement and tracts or pieces of land situate on the north side of Washington Avenue, in the 14th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Maria Di Lorenzo by Deed from Bruce Christopher Martin and Susan Jean Martin, husband and wife dated August 5, 2005 and recorded on August 10, 2005 in the Northampton County Recorder of Deeds in Book 2005-1, Page 303291.

Improvements:
Thereon being erected a ranch single style dwelling with brick exterior and shingle roof; attached one-car garage.

Attorney:
Robert W. Williams, Esquire

No. 16
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-05390

Location:
2195 Gillian Lane, Easton, PA 18040
Parcel ID:
K9 10 6-390 0311
Reputed Owner:
Giovanni Toro

ALL THAT CERTAIN condominium unit located in the Township of Forks, County of Northampton County, Pennsylvania.

BEING the same premises which Atlantic Equities Inc., a Pennsylvania Corporation, by Deed dated June 18, 2009 and recorded July 22, 2009 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book/Page 2009-1/187765, granted and conveyed unto Giovani N. Toro and Claudia Victoria, joint tenants with right of survivorship. Claudia Victoria has since departed this life on November 7, 2012.

Improvements:
Thereon being erected a two-story row home style dwelling with brick

exterior and shingle roof; attached two-car garage.

Attorney:

Jessica N. Manis, Esquire

No. 17
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-11951

Location:

355 W. Main Street a/k/a 355 West Main Street, Bath, PA 18014

Parcel ID:

K6NW4B 4 7 0503

Reputed Owner:

Lisa Rodriguez

ALL THAT CERTAIN land in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Thomas A. Hrichak and Sandora S. Hrichak, husband and wife, by Deed dated May 9, 2008 and recorded June13, 2008 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2008-1, Page 177226, granted and conveyed unto LISA RODRIGUEZ, as sole owner.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 18
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-02154

Location:

348 Truman Lane, Bethlehem, PA 18020

Parcel ID:

L7 6 6-25 0418

Reputed Owners:

Anna Campolieto and Richard Campolieto

ALL THAT CERTAIN lot or parcel of land shown as Lot No. 25 on Plan entitled 'Colt's Ridge' dated 8/4/2003, prepared by Lehigh Engineering Associates, Inc. and recorded 5/27/2004 in Plan Book Volume 2004-5 Page 307, at the Recorder of Deeds Office in and for Northampton County, Pennsylvania, said Lot situate in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Anna Campolieto, by Deed from Richard Campolieto and Anna Campolieto, dated 01/14/2015, recorded 08/11/2015 in Book 2015-1, Page 154333.

Improvements:

Thereon being erected a colonial single style dwelling with vinyl and brick exterior and shingle roof; attached three-car garage, detached shed.

Attorney:

Peter Wapner, Esquire

No. 20
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-01346

Location:

3107 Lucas Drive, Bethlehem, PA 18017

Parcel ID:

M7SW4 21 27 0204

Reputed Owner:

Janice E. Williams

ALL THAT CERTAIN tract or parcel of land together with townhouse erected thereon and known as 3107 Lucas Drive, Bethlehem, Northampton County, Pennsylvania.

BEING the same premises in which Shawn B. Williams, unmarried and Janice E. Williams, unmarried, by deed dated March 24, 2003 and recorded in the Office of Recorder of Deeds in and for Northampton

County on April 1, 2003 in Deed Book Volume 2003-1, Page 110026, and Instrument number 2003018823, convyed unto Janice E. Williams, Grantee herein.

Improvements:

Thereon being erected a two-story row home style dwelling with brick exterior and shingle roof; attached one-car garage.

Attorney:

Robert M. Kline, Esquire

No. 21
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02268

Location:

240 Skyline Drive, Easton, PA 18042

Parcel ID:

M9 24 38 0836

Reputed Owners:

Athena S. Stamus, in her capacity as Administrator and Heir of the Estate of Nikolas Stamus and heir of Spiros P. Stamus, Deceased heir of the Estate of Nikolas Stamus and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Nikolas Stamus, Deceased and Spiros P. Stamus, Deceased

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

TITLE TO SAID PREMISES IS VESTED IN Nikolas Stamus, by Deed from Adam McGinley, Executor of the Estate of Jeffrey J. Shea, dated 01/15/2007, recorded 02/07/2007 in Book 2007-1, Page 35035.

Record owner, NIKOLAS STAMUS, died on August 12, 2008 and ATHENA S. STAMUS and SPIROS P. STAMUS were appointed Co-Administrators of his estate. Letters of Administration were granted to them on August 18, 2008 by the Register of Wills of Northampton, file no. 2008-1096. The Decedent's surviving heirs at law and next-of-kin are ATHENA S. STAMUS and SPIROS P. STAMUS. SPIROS P. STAMUS died on 04/01/2013, and upon information and belief, his surviving heirs are ATHENA S. STAMUS, PANAYIOTIS S. STOMUS, OURANIA LAMOTHE, DEMETRA STAMUS, and MARIA NICHOLAS. By executed waivers, MARIA NICHOLAS, OURANIA LAMOTHE, DEMETRA STAMUS and PANAYIOTIS S. STOMUS waived their right to be named as a defendants in the foreclosure action.

Improvements:

Thereon being erected a ranch single style dwelling with stone exterior and shingle roof; attached two-car garage, in-ground pool.

Attorney:

Adam H. Davis, Esquire

No. 23
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-11819

Location:

2048 Glen View Drive, Bethlehem, PA 18015

Parcel ID:

Q6 6 1A-16 0719

Reputed Owners:

Deanna Miller and Terry Miller

ALL THAT CERTAIN tract of land situate in Lower Saucon Township, Northampton County, Pennsylvania.

BEING the same premises which is vested in Terry Miller and Deanna Miller, husband and wife, by Deed from Roeder's Glen Development Company, dated 08/16/2002 and recorded 08/22/2002, in Deed Volume 2002-1 Page 221785.

Improvements:

Thereon being erected a two-story single style dwelling with vinyl siding

and shingle roof; attached one-car garage.

Attorney:

Rebecca A. Solarz, Esquire

No. 24
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-03916

Location:

56 5th Street a/k/a 56 S. 5th Street, Easton, PA 18042

Parcel ID:

L9SE2A 22 11 0310

Reputed Owner:

Loro Daragjati

All that certain tract of land situate at the northeast corner of South Fifth and Ferry Streets in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Loro Daragjati who acquired title by virtue of a deed from Leslie Ann Daragjati, dated December 22, 2011, recorded December 30, 2011, at Official Records Volume 2011-1, Page 268985, Northampton County, Pennsylvania records.

Improvements:

Thereon being erected a three-story apartment building with stucco exterior and rubberized roof.

Attorney:

Michael E. Carleton, Esquire

No. 25
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02038

Location:

920 Palmer Street, Easton, PA 18042

Parcel ID:

L9SW3A 20 7 0835

Reputed Owner:

Marcia L. Stewart

ALL THOSE CERTAIN lots of land situate on the south side of Tenth Street, in the Borough of West Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Craig T. Stewart and Marcia L. Stewart, h/w, by Deed from William Robert Lee, Jr. and Rita Louise Lee, h/w, dated 06/27/2001, recorded 06/28/2001 in Book 2001-1, Page 122469.

Improvements:

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

Attorney:

Heather Riloff, Esquire

No. 26
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02906

Location:

66 George Avenue, Nazareth, PA 18064

Parcel ID:

J8SW1 8 8 0432

Reputed Owners:

Abdiel E. Camero and Cathy S. Camero

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

TITLE TO SAID PREMISES IS VESTED IN Abdiel E. Camero and Cathy S. Camero, h/w, by Deed from Charles J. Ott, widower, dated 05/31/1996, recorded 06/06/1996 in Book 1996-1, Page 56665.

Improvements:

Thereon being erected a cape cod single style dwelling with aluminum siding and shingle roof; detached one-car garage.

Attorney:

Heather Riloff, Esquire

No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-03094

Location:

2138 Lexington Avenue, Bethlehem, PA 18017

Parcel ID:

N7NW4D 6 13 0204

Reputed Owners:

John D. Caulwell and Susan F. Caulwell

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

TITLE TO SAID PREMISES IS VESTED IN John D. Caulwell and Susan F. Caulwell, h/w, by Deed from Robert L. Compton and Lucille L. Compton, a/k/a B. Lucille Compton, h/w, dated 07/20/2005, recorded 08/01/2005 in Book 2005-1, Page 287139.

Improvements:

Thereon being erected a cape cod single style dwelling with brick exterior and shingle roof; detached two-car garage.

Attorney:

Peter Wapner, Esquire

No. 28
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07646

Location:

1759 Pen Argyl Road, Pen Argyl, PA 18072

Parcel ID:

F8 8 3G 0626

Reputed Owners:

Daniel McGirr and Kimberly A. McGirr

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

Title to said Premises vested in Daniel T. McGirr and Kimberly A. McGirr, his wife by Deed from Stephen Rohl and Sherri Rohl, his wife, and Carolyn Pfleger, unremarried widow dated June 16, 2006 and recorded on June 22, 2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 251990.

Improvements:

Thereon being erected a colonial single style dwelling with vinyl siding and shingle roof; attached two-car garage.

Attorney:

Robert W. Williams, Esquire

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08698

Location:

1330 Lehigh Street, Easton, PA 18042

Parcel ID:

L9SW2C 23 10 0310

Reputed Owners:

Eissa E. Hassanein aka Eissa Hassanein aka Eissa E. Hassanein, Jr. and United States of America

All that certain lot or piece of land with the dwelling thereon, erected, situate in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Eissa E. Hassanein, single who acquired title by virtue of a deed from Demetrios Skokos and Matoula Skokos, Husband and wife, dated August 31, 2006, recorded September 1, 2006, at Deed Book 2006-1, Page 361525, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:
Kimberly A. Bonner, Esquire

No. 30
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-01752

Location:
479 Central Avenue, Bangor, PA 18013

Parcel ID:
D10SW1D 3 3 0109

Reputed Owner:
Roger A. Holland

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

Title to said Premises vested in Roger A. Holland, individually by Deed from Earl L. Holland and Joan Holland, his wife, Janice E. McDanolds and Joseph McDanolds, her husband, Darla A. Snyder and James Snyder, her husband, Terri A. Fetherman, widow, and Roger A. Holland, individually dated October 6, 2003 and recorded on October 15, 2003 in the Northampton County Recorder of Deeds in Book 2003-1, Page 430076 as Instrument No. 2003072578.

Improvements:
Thereon being erected a cape cod single style dwelling with aluminum siding and slate roof.

Attorney:
Robert W. Williams, Esquire

No. 31
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-03634

Location:
987 Greenleaf Drive, Bethlehem, PA 18017

Parcel ID:
M6NW4 7 4 0214

Reputed Owners:
Chun Ja Pak and Chu Heon Pak

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

TITLE TO SAID PREMISES IS VESTED IN Chu Heon Pak and Chun Ja Pak, h/w, by Deed from Harold D. Mathis and Cynthia U. Mathis, h/w, dated 08/28/1989, recorded 10/10/1989 in Book 782, Page 610.

Improvements:
Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

Attorney:
Peter Wapner, Esquire

No. 32
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07441

Location:
603 Monastery Place, Northampton, PA 18067

Parcel ID:
J3 5 10D-25 0516

Reputed Owners:
Sarwar Jahan and Christenleigh Lauber

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

BEING THE SAME PREMISES which DOUGLAS S. DANIEL and LESLIE C. MUTHARD, NBM LESLIE C. DANIEL, husband and wife, by Deed dated 07/11/2014 and recorded 07/14/2014 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2014-1, Page 116596, granted and conveyed unto SARWAR JAHAN and CHRISTENLEIGH LAUBER, husband and wife.

Improvements:
Thereon being erected a cape cod single style dwelling with brick and wood exterior and shingle roof; attached two-car garage.

Attorney:
Amanda L. Rauer, Esquire

No. 33
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-05144

Location:
2440 Front Street, Easton, PA 18042

Parcel ID:
M9NW1C 11 4 0837

Reputed Owners:
Jerry D. Allen and Shelia A. Allen

ALL THAT CERTAIN lot or piece of land located in the Borough of Wilson, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Donald Lutick, married, and Francine Matteson, married by deed dated 11/8/2003 and recorded 12/12/2003 in Northampton County in Book 20031, on Page 513590, the granted and conveyed to Jerry D. Allen and Sheila A. Allen, husband and wife, in fee.

Improvements:
Thereon being erected a two-story single style dwelling with wood exterior and shingle roof.

Attorney:
M. Troy Freedman, Esquire

No. 34
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-03033

Location:
741 W. Grant Street, Easton, PA 18042

Parcel ID:
M9NE1B 19 10 0310

Reputed Owners:
Robert W. Kilpatrick and Pallavi G. Kilpatrick

ALL THAT CERTAIN lot or piece of ground, situate on the north side of Grant Street in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated January 5, 2010 and recorded in the Office of the Recorder of Deeds of Northampton County on January 28, 2010 in Deed Book Volume 2010-1, Page 17144, granted and conveyed unto Robert W. Kilpatrick and Pallavi G. Kilpatrick.

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

Attorney:
Jeffrey P. Kelly, Esquire

No. 35
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-08614

Location:
21 S. 12th Street, Easton, PA 18042

Parcel ID:
L9SE1A 20 11 0310

Reputed Owner:
Stanley L. Lockhart

ALL THAT CERTAIN lot or tract of ground situate in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated September 18, 2010 and recorded in the Office of the Recorder of Deeds of Northampton County on September 24, 2010 in Deed Book Volume 2010-1, Page 191765, granted and conveyed unto Stanley L. Lockhart.

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

Attorney:
Jeffrey P. Kelly, Esquire

No. 39
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-05298

Location:
610 Folk Street, Easton, PA 18042

Parcel ID:
L9SE3C 20 1 0310
Reputed Owner:
Margaret Lopez
ALL THAT CERTAIN messuage, tenement and parcel of land situate in the City of Easton (South Side), County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated August 15, 2012 and recorded in the Office of the Recorder of Deeds of Northampton County on August 21, 2012 in Deed Book Volume 2012-1, Page 195992, granted and conveyed unto Margaret Lopez.

Improvements:
Thereon being erected a two-story apartment building with brick exterior and shingle roof; detached two-car garage.

Attorney:
Jeffrey P. Kelly, Esquire

No. 40
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07665

Location:
429 Pawnee Street, Bethlehem, PA 18015

Parcel ID:
P6SW2B 11 19 0204
Reputed Owner:
Marsha C. Christian
ALL THAT CERTAIN lot or piece of land together with the dwelling thereon erected situated in the City of Bethlehem, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated September 26, 1991 and recorded in the Office of the Recorder of Deeds of Northampton County on October 4, 1991 in Deed Book Volume 843, Page 616, granted and conveyed unto Marsha C. Christian.

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

Attorney:
Jeffrey P. Kelly, Esquire

No. 41
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07668

Location:
1525 Shipman Street, Bethlehem, PA 18018

Parcel ID:
N6SE1D 16 5 0204
Reputed Owner:
Michael C. Walz
All that certain messuage, tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated January 30, 1992 and recorded in the Office of the Recorder of Deeds of Northampton County on February 19, 1992 in Deed Book Volume 855, Page 97, granted and conveyed unto Michael C. Walz.

Improvements:
Thereon being erected a two-story half-of-double style dwelling with vinyl siding and shingle roof; detached one-car garage.

Attorney:
Jeffrey P. Kelly, Esquire

No. 42
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-09370

Location:
60 N. 7th Street, Easton, PA 18042

Parcel ID:
L9SE1B 3 9 0310
Reputed Owner:
Domenic Albanese
ALL THAT CERTAIN lot or parcel of ground, together with the improve-

ments thereon erected, known as #60 North Seventh Street, situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated November 17, 2010 and recorded in the Office of the Recorder of Deeds of Northampton County on November 22, 2010 in Deed Book Volume 2010-1, Page 246843, granted and conveyed unto Domenic Albanese.

Improvements:

Thereon being erected a two-story row home style dwelling with stone exterior and shingle roof.

Attorney:

Jeffrey P. Kelly, Esquire

No. 43
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-02411

Location:

2110 Williams Avenue, Bethlehem, PA 18020

Parcel ID:

N7NW2 18 1B 0205

Reputed Owners:

Lori A. Rolly and John W. Rolly, III

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

Being the same premises granted and conveyed unto John W. Rolly III and Lori A. Rolly, husband and wife by deed from L and L Equities, Inc., a corporation, dated and recorded 06/17/1998 as Volume/Page and Instrument No. 1998-1, 077435 and 1998023306.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 44
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-02749

Location:

7745 Martins Creek Belvidere Highway, Bangor, PA 18013

Parcel ID:

F12 2 4 0117

Reputed Owners:

Vincent A. Mazza and Catherine Santos aka Catherine M. Santos-Mazza and Ercilia Santos

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

Title to said premises is vested in Catherine M. Santos-Mazza and Vincent A. Mazza, husband and wife, and Ercilia Santos, Married from Catherine Santos, Married and Ercilia Santos, married, dated August 6, 2010 and recorded August 24, 2010 in Deed Book 2010-1, Page 166772 Instrument Number 2010024770.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 45
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-00265

Location:

511 Selfridge Street, Bethlehem, PA 18015

Parcel ID:

P6SE2D 9 17 0204

Reputed Owner:

Edith Graver

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northwesterly side of

Selfridge Street, between Hillside Avenue and Buchanan (formerly Poplar) streets in the 4th Ward of the City of Bethlehem, Northampton County, Pennsylvania.

Title to said premises is vested in Edith Graver by deed from Edith Graver, idivudually, and Edith Graver abd Jan Marks, as Agent for Forrest H. Graver dated December 5, 2001 and recorded December 5, 2001 in Deed Book 2001-1, Page 260178 Instrument Number 2001053376.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 46
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02293

Location:

3796 Stevens Court, Bangor, PA 18013

Parcel ID:

F10 5 14B-6 0117

Reputed Owner:

Norris B. Benning

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Lower Mount Bethel, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney in Fact Phelan Hallinan & Schmieg by Power of Attorney Recorded on 4/13/09 BK 2009-1 PG 80615, by Deed dated 8/20/12 and recorded 8/30/12 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2012-1, Page 205765, and Instrument #2012027798, granted and conveyed unto Norris B. Benning, unmarried, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 47
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-06500

Location:

434 Pawnee Street, Bethlehem, PA 18015

Parcel ID:

P6SW2B 10 12 0204

Reputed Owner:

Francy Gutierrez

ALL THAT CERTAIN lot or piece of ground and one-half twin dwelling thereon erected, lying and being in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which RAFAEL E. GUTIERREZ and MARIA E. GUTIERREZ, by Deed dated 07/30/2010 and recorded 08/11/2010 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2010-1, Page 157121, granted and conveyed unto FRANCY GUTIERREZ.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 48
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02886

Location:

289 South Laurel Drive a/k/a 289 Laurel Drive, Wind Gap, PA 18091

Parcel ID:

F8 11 11B-42 0626

Reputed Owners:

Kevin Waldron and Jacqueline A. Waldron a/k/a Jackie A. Waldron

ALL THAT CERTAIN lot or tract of land in Plainfield Township, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Kevin Waldron and Jacqueline A. Waldron, h/w, by Deed from RidgeField Home LLC., dated 04/29/2003, recorded 05/06/2003 in Book 2003-1, Page 162209.

Improvements:

Thereon being erected a colonial single style dwelling with vinyl siding and shingle roof; attached two-car garage.

Attorney:

Peter Wapner, Esquire

No. 49
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-05474

Location:

29 East Lawn Road, Nazareth, PA 18064

Parcel ID:

J7SE2B 9 2 0432

Reputed Owners:

George Groller and Mariclare Groller

ALL THAT CERTAIN messuage or tenement situate in the Township of Upper Nazareth, County of Northampton and State of Pennsylvania.

BEING the same premises which MARICLARE BEEGLE N/K/A MARICLARE GROLLER, A MARRIED WOMAN, by Deed dated 09/06/2005 and recorded 10/4/2005 in Northampton County in Deed Book Volume 2005-1 at Page 385735, granted and conveyed unto MARICLARE GROLLER AND GEORGE GROLLER, WIFE AND HUSBAND.

Improvements:

Thereon being erected a cape cod single style dwelling with aluminum siding and slate roof; attached one-car garage.

Attorney:

Rebecca A. Solarz, Esquire

No. 50
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-11976

Location:

895 Newlins Road East, Easton, PA 18040

Parcel ID:

J10 5 1-25 0311

Reputed Owner:

Deidre N. Cooper, Known Surviving Heir of Debra J. Cooper and Unknown Surviving Heirs of Debra J. Cooper

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

Title to said premises is vested in Debra J. Cooper by deed from Segal & Morel at Forks Township III, LLC dated August 23, 2004 and recorded September 22, 2004 in Deed Book 2004-1, Page 367435. The said Debra J. Cooper died on May 30, 2015 thereby vesting title in Deidre N. Cooper, Known Surviving Heir of Debra J. Cooper and Unknown Surviving Heirs of Debra J. Cooper by operation of law.

Improvements:

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

Attorney:

Christine L. Graham, Esquire

No. 51
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-01034

Location:

3903 Coleman Street, Bethlehem, PA 18020

Parcel ID:

M7SE4 30 2A 0205

Reputed Owners:

Anita Griffith and Jonnelle Griffith and John Brandy Griffith, Jr.

ALL THAT CERTAIN lots situate in Bethlehem Township, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Anita Griffith, married and Jonnelle Griffith, unmarried and John Brandy Griffith, Jr., unmarried, as joint tenants with the right of survivorship, by Deed from Anita Griffith, married and Jonnelle Griffith, unmarried, dated 03/11/2009, recorded 03/30/2009 in Book 2009-1, Page 68082.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 52
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-00705

Location:

732 Dewey Avenue, Northampton, PA 18067

Parcel ID:

M4NW2C 9 15 0522

Reputed Owner:

Debra L. Ludlow

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

And being the same premises conveyed to Michael Scott Ludlow and Debra L. Ludlow by deed from Sharon A. Steager dated June 15, 1999 and recorded June 17, 1999 in Deed Book 1999-1, Page 089749 Instrument Number 1999026205. The said Michael Scott Ludlow died on April 14, 2009 thereby vesting title in Debra L. Ludlow by operation of law.

Improvements:

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

Attorney:

Andrew L. Markowitz, Esquire

No. 53
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-10438

Location:

1404 Fairmount Street, Bethlehem, PA 18017

Parcel ID:

N7SW1C 6 1 0204

Reputed Owners:

James Lewis and Louada Lewis

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the 15th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania.

Title to said Premises vested in James Lewis and Louada Lewis, husband and wife by Deed from James Lewis dated January 22, 2005 and recorded on March 2, 2005 in the Northampton County Recorder of Deeds in Book 2005-1, Page 75035.

Improvements:

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

Attorney:
Robert W. Williams, Esquire

No. 54
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-03635

Location:
3157 Glen Avenue, Easton, PA 18045

Parcel ID:
M9SW1 40 14 0324

Reputed Owners:
Richard C. Knorp and Katherine Knorp

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

TITLE TO SAID PREMISES IS VESTED IN Richard C. Knorp and Katherine Knorp, h/w, by Deed from Carlos A. Santiago and Tina M. Santiago, h/w, dated 06/29/2007, recorded 07/19/2007 in Book 2007-1, Page 264335.

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

Attorney:
Heather Riloff, Esquire

No. 55
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-02070

Location:
517 W. Wilkes Barre Street, Easton, PA 18042

Parcel ID:
L9SE4C 17 3A 0310

Reputed Owner:
Beth A. Finken

ALL THAT CERTAIN lot or piece of land, situate on the North side of Wilkes Barre Street in the City of Easton, formerly Borough of South Easton, Northampton County, Pennsylvania.

And being the same premises conveyed to Beth A. Finken by deed from Beth A. Finken and Brandon Finken, wife and husband dated May 18, 2015 and recorded June 23, 2015 in Deed Book 2015-1, Page 113294 Instrument Number 2015015147.

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

Attorney:
Andrew L. Markowitz, Esquire

No. 56
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-05835

Location:
324 East Goepp Street, Bethlehem, PA 18018

Parcel ID:
P6NE2A 7 1A 0204

Reputed Owner:
Jason C. Boscia

ALL THAT CERTAIN tract, piece or parcel of land together with the buildings erected thereon, situate, lying and being in the Ninth Ward, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Joel Terefenko and Patricia A. Terefenko, husband and wife, by Deed dated 6/30/99 and recorded 6/30/99 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 1999-1 Page 97233 Instrument #1999028805, granted and conveyed unto Jason C. Boscia, single, in fee.

Improvements:
Thereon being erected a two-story half-of-double style dwelling with brick exterior and shingle roof; detached two-car garage.

Attorney:
Sarah K. McCaffery, Esquire

No. 57
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-07672

Location:
1540 Spring Garden Street, Easton, PA 18042

Parcel ID:
L9SW2B 6 2D 0837

Reputed Owner:
Brian E. Samayoa

ALL THE FOLLOWING described properties Situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Brian E. Samayoa, by Deed from Randy J. Gingrich and Marianella C. Gingrich, h/w dated 10/31/2007, recorded 11/15/2007 in Book 2007-1, Page 414023.

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

Attorney:
Paul Cressman, Esquire

No. 58
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-03159

Location:
316 East Main Street, Bath, PA 18014

Parcel ID:
K6NW3D 13 3 0503

Reputed Owner:
Kevin Schaffer a/k/a Kevin S. Schaffer

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

TITLE TO SAID PREMISES IS VESTED IN Kevin S. Schaffer, an unmarried man BY DEED FROM Kevin S. Schaffer, an unmarried man DATED 02/17/2005 RECORDED 03/01/2005 IN DEED BOOK 2005-1 PAGE 72651.

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

Attorney:
Morris A. Scott, Esquire

No. 59
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-01696

Location:
1514 Elayne Street, Bethlehem, PA 18017

Parcel ID:
N7SW1C 4 30 0204

Reputed Owners:
Emilio Torres and Carmen Vazquez

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

TITLE TO SAID PREMISES IS VESTED IN Emilio Torres and Carmen Vazquez, by Deed from Michael Kramer, Executor of the Estate of Ruth M. Kramer, deceased, dated 10/03/2000, recorded 10/06/2000 in Book 2000-1, Page 131659.

Improvements:
Thereon being erected a ranch half-of-double style dwelling with vinyl siding and shingle roof; detached one-car garage.

Attorney:
Adam H. Davis, Esquire

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-01402

Location:

492 Monocacy Drive, Bath, PA 18014

Parcel ID:

H5 23 14D 0520

Reputed Owners:

Derek D. Schmalzer and Nicole Dunbar

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

TITLE TO SAID PREMISES IS VESTED IN Derek D. Schmalzer, unmarried and Nicole Dunbar, unmarried, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Groff Real Estate Investments, a Pennsylvania Partnership and Ragab and Abdalla Partners, a Pennsylvania Partnership, dated 08/05/2013, recorded 08/06/2013 in Book 2013-1, Page 207662.

Improvements:

Thereon being erected a ranch single style dwelling with aluminum siding and shingle roof; detached one-car garage.

Attorney:

Adam H. Davis, Esquire

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-03878

Location:

314 W. Berwick Street, Easton, PA 18042

Parcel ID:

L9SE3D 25 18 0310

Reputed Owners:

John T. Dagon and Barbara A. Dagon and United States of America

ALL THOSE TWO CERTAIN lots or pieces of ground, together with the brick dwelling house erected thereon, known as #314 Berwick Street situated in the City of Easton, Northampton County, Pennsylvania.

BEING the same premises which by Deed dated November 8, 1978 and recorded in the Office of the Recorder of Deeds of Northampton County on November 8, 1978 in Deed Book Volume 590, Page 1011, granted and conveyed unto John T. Dagon and Barbara A. Dagon.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

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

Oct. 20, 27; Nov. 3

NOTICE

NOTICE IS HEREBY GIVEN that the Northampton County Tax Claim Unit, Fiscal Affairs, Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 presented to the Northampton County Court of Common Pleas, its consolidated return of the sale of properties conducted by the Northampton County Tax Claim Unit on September 27, 2016. Confirmation Nisi of the Northampton County Tax Claim Unit return was entered by the Court of Common Pleas of Northampton County on the 17th day of October, 2016 at Docket No. C48-CV-2016-8116. Section 607(b) of the Act of Assembly of July 7, 1947, P.L. 1368, provides that objections thereto may be filed by any owner or lien creditor within thirty (30) days after date of Confirmation Nisi of the consolidated return and if no objections or exceptions are filed, a Decree of Absolute Confirmation shall be entered as of course by the Prothonotary of Northampton County, Pennsylvania.

Stanley J. Margle, III, Esquire
Solicitor to the Northampton County Tax Claim Unit
Northampton County Courthouse Solicitor's Office
669 Washington St.
Easton, PA 18042
Cindy M. Hoffer
Revenue/Tax Claim Supervisor
Tax Claim Unit, Fiscal Affairs
Northampton County Courthouse
669 Washington St.
Easton, PA 18042

Oct. 20

FREEDOM MORTGAGE CORPORATION, Plaintiff v. RONALD G. SHAW and TONYA L. SHAW, Defendants

Motion for Judgment on the Pleadings—Mortgage Foreclosure.

Plaintiff brought a mortgage foreclosure action against Defendants, seeking foreclosure of property they owned as tenants by the entireties. Defendants filed an answer. Plaintiff moved for judgment on the pleadings. The Court found the answer to be insufficient to deny the averments of Plaintiff's complaint or to raise any legally cognizable defense. Therefore, there were no factual or legal issues that would necessitate a trial, prompting the Court to grant Plaintiff's motion.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-48-CV-2015-432.

Andrew J. Marley, Esquire, for Plaintiff.

Ronald G. Shaw and Tonya L. Shaw, Pro Se.

Order of the Court entered on November 2, 2015 by Beltrami, J.

OPINION

This matter is before the Court on Plaintiff's Motion for Judgment on the Pleadings, filed on June 11, 2015 ("Motion"). Plaintiff filed a Brief with its Motion, and the matter is ready for disposition.[1]

Plaintiff's Complaint seeking foreclosure on a mortgage loan issued to Defendants was filed on January 14, 2015. In its Complaint, Plaintiff avers that Defendants own real property located at 2656 Eldridge Avenue, Easton, Northampton County, Pennsylvania ("Property"). (Compl. ¶2.) Plaintiff alleges that on March 20, 2009, Defendants executed and delivered to Mortgage Electronic Registration Systems, Inc. ("MERS") a mortgage on the Property to secure repayment of a loan in the principal amount of $180,169.00 and that the mortgage was subsequently assigned from MERS to Plaintiff. (*Id.* ¶¶3-5, Exs. A-C.) Plaintiff avers that the mortgage "is in default because the payments due and secured by the [m]ortgage have not been made" since January 2014. (*Id.* ¶7.)

Defendants were served with the Complaint on January 20, 2015. Plaintiff's Complaint was endorsed with a notice to plead. Thus, Defendants were required to file a response to the Complaint on or before February 9, 2015, which they failed to do. *See* Pa. R.C.P. No. 1026(a). On May 5, 2015, Plaintiff sent Defendants a default notice, pursuant to Pennsylvania Rule of Civil Procedure 237.1(a)(2)(ii). On May 14, 2015, Defendants filed a

[1] This case was submitted to the Court at Argument Court on July 28, 2015. Defendants did not file a brief, as required by Northampton County Rule of Civil Procedure N211(c), which states that, when a case is on the argument list, "[t]he respondent shall deliver a brief to the moving party and file a copy with the clerk at least five (5) days before the date set for argument."

letter, which purports to be a response to Plaintiff's Complaint ("Answer"). A copy of the default notice is attached to Defendants' Answer.

Defendants' Answer does not admit or deny each averment in the Complaint and does not "refer specifically to the paragraph [in the Complaint] in which the averment admitted or denied is set forth," as required by Pennsylvania Rule of Civil Procedure 1029(a). Rather, the letter merely expresses Defendants' desire to keep their home. Accordingly, all of the averments of Plaintiff's Complaint are deemed admitted pursuant to Pennsylvania Rule of Civil Procedure 1029(b), which states that "[a]verments in a pleading to which a responsive pleading is required are admitted when not denied specifically or by necessary implication." Pa. R.C.P. No. 1029(b). It should be noted that, at oral argument, Defendants admitted to the Court that they are not current on their mortgage obligation to Plaintiff.

A motion for judgment on the pleadings may be granted when the pleadings demonstrate that there is no genuine issue of fact and the moving party is entitled to judgment as a matter of law. *Urbano v. STAT Courier, Inc.,* 878 A.2d 58, 60 (Pa. Super. 2005). In ruling on such a motion, the Court may only consider the pleadings and any documents or exhibits attached to the pleadings. *Consolidation Coal Company v. White,* 875 A.2d 318, 325 (Pa. Super. 2005). The "[C]ourt must accept as true all well-pleaded statements of facts, admissions, and any documents properly attached to the pleadings presented by the party against whom the motion is filed, considering only those facts which have been specifically admitted." *In re Weidner,* 895 A.2d 11, 14 (Pa. Super. 2006).

As noted above, due to the insufficiency of Defendants' Answer, the averments in Plaintiff's Complaint are deemed admitted. These admissions, combined with Defendants' admissions to the Court at oral argument and their failure to raise any cognizable legal defenses in new matter, eliminate any factual or legal issues before the Court that would necessitate a trial.

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 2nd day of November, 2015, Plaintiff's Motion for Judgment on the Pleadings, filed on June 11, 2015, is hereby GRANTED.

Judgment in mortgage foreclosure is hereby entered in favor of Plaintiff and against Defendants in the amount of $186,703.34, plus interest at the monthly rate of $693.94 from January 1, 2015, until the judgment is paid in full, plus any additional recoverable costs and charges collectible under the subject mortgage.

NORTHAMPTON COUNTY REPORTER DIGEST—2016-10

Caption: **Commonwealth of Pennsylvania v. Julio Javier Malave Echevarria**
Term No.: No. C-48-CR-2843-2014
Keywords: Post-Sentence Motion; Conspiracy; Single or Multiple Conspiracies; Sufficiency of the Evidence
Attorney(s): John L. Obrecht, Esquire for Commonwealth
Robert E. Sletvold, Esquire for Defendant
Date of Order: August 3, 2015
Judge: Anthony S. Beltrami, J.
Description of Decision:

After a jury trial, Defendant was convicted of, among other things, conspiracy to commit robbery as a felony of the first degree, conspiracy to commit robbery as a felony of the second degree, conspiracy to commit robbery as a felony of the third degree, conspiracy to commit burglary, conspiracy to commit criminal trespass, and conspiracy to commit theft by unlawful taking arising out of an incident that occurred on the night of March 19, 2013, wherein Defendant and three co-conspirators broke into the home of Lorenzo and Nancy Ambrosini and stole various personal property from them at gunpoint. Defendant filed a Post-Sentence Motion, pursuant to Pennsylvania Rule of Criminal Procedure 720(B), arguing that he should have been sentenced on only one of the conspiracy convictions because "[i]f a person conspires to commit a number of crimes, he is guilty of only one conspiracy so long as such multiple crimes are the object of the same agreement or continuous conspiratorial relationship." 18 Pa. C.S.A. §903(c).

The Court first clarified that Defendant's Section 903(c) argument was a challenge to the sufficiency of the evidence to convict him of multiple conspiracies. Next, the Court applied the requisite factors used to determine whether a single, continuous conspiratorial relationship or multiple, distinct conspiracies gave rise to the home invasion robbery at issue. Finding the former to be the case, the Court entered judgment of acquittal on all of the aforementioned conspiracy charges except conspiracy to commit robbery as a felony of the first degree.

Caption: **Wells Fargo Bank, N.A. s/i/i/t/ Wachovia Bank, N.A. v. Brian C. Humphreys and Virginia L. Humphreys**
Term No.: No. C-48-CV-2011-3134
Keywords: Motion for Summary Judgment; Mortgage Foreclosure; Lack of Capacity to Sue
Attorney(s): Raymond C. Majczan, Esquire for Plaintiff
Brian C. Humphreys and Virginia L. Humphreys Pro Se
Date of Order: August 13, 2015
Judge: Anthony S. Beltrami, J.
Description of Decision:

Plaintiff brought a mortgage foreclosure action against Defendants. Defendants, by way of general denials, admitted that they were parties to the subject mortgage and that the mortgage was in default. Defendants opposed Plaintiff's Motion for Summary Judgment on the ground that Plaintiff lacked capacity to sue because Fannie Mae was the true owner of the underlying mortgage debt and the only entity with the power to enforce it. The Court found that Defendants waived this argument by failing to raise it in preliminary objections. The Court also found that even if Defendants had properly

raised the argument, Plaintiff would still be entitled to judgment because an entity in possession of a mortgage note is entitled to enforce it through foreclosure, despite the fact that another entity may own the underlying debt.

Caption:	**Virginia L. Humphreys and Brian C. Humphreys v. Wells Fargo Bank, N.A.**
Term No.:	No. C-48-CV-2014-12252
Keywords:	Preliminary Objections; Action to Quiet Title; Mortgage
Attorney(s):	Virginia L. Humphreys and Brian C. Humphreys Pro Se Raymond C. Majczan, Esquire for Defendant
Date of Order:	August 13, 2015
Judge:	Anthony S. Beltrami, J.

Description of Decision:

Plaintiffs brought an action to quiet title against Defendant. Plaintiffs conceded that Defendant held a mortgage on the property in question, yet argued that the mortgage was invalid because Defendant was not entitled to enforce the mortgage nor in a position to clear Plaintiffs' title to the land.

Defendant filed a demurrer to Plaintiffs' action to quiet title, arguing that the mortgage on the property was valid and, thus, there was no legal basis for an action to quiet title. The Court agreed that the mortgage was valid. The Court also found that Plaintiffs' concerns about Defendant's ability to enforce the mortgage did not create a conflict over a title interest in property. Thus, Plaintiffs' action to quiet title was legally insufficient, and the Court dismissed Plaintiffs' Second Amended Complaint.

Caption:	**Commonwealth v. Michael Cody Chorney**
Term No.:	C-0048-CR-2028-2015
Keywords:	Application to Dismiss; Habeas Corpus; Receiving Stolen Property; Prima Facie Evidence
Attorneys:	Kendahl DeFelice, Esquire for the Commonwealth Gary Asteak, Esquire for the Defendant
Judge:	Craig A. Dally, J.
Date:	September 25, 2015

Description of Decision:

Defendant was arrested and charged with one count of Receiving Stolen Property and one count of Purchase of an Alcoholic Beverage by a Minor following an incident at the Sands Casino Hotel in the City of Bethlehem. The matter came before the Court on Defendant's Application to Dismiss—Habeas Corpus, relative to the Receiving Stolen Property charge. By the motion, Defendant asserted the insufficiency of the evidence presented by the Commonwealth at the time of the preliminary hearing.

Upon review and consideration, the Court found the Commonwealth's evidence sufficient to make out a prima facie showing as to each of the elements of the crime; namely that the property, a semiautomatic Taurus handgun, was stolen, that the Defendant received the property, and that he knew or had reason to know it had been stolen. Evidence to the effect that the handgun had been stolen and that the Defendant "found it somewhere" was sufficient to establish the first two elements of the crime.

As to the third element of the crime, the mens rea requirement, the Court noted that the same could be proven by circumstantial evidence such as the relationship between the victim and the Defendant, the time lapse between theft and possession, the situs of

the theft and the situs of possession, the kind and quantity of property involved, any identifying characteristics of the property, the ease with which the property could be assimilated into trade channels and the Defendant's conduct at the time of arrest. Citing to case law finding the nature of gun trade and regulation, together with a defendant's unexplained handgun that turned out to be stolen sufficient to support the charge of Receiving Stolen Property, the Court denied the motion.

Caption:	**Jeffrey R. Pierson, Individually and As the Executor of the Estate of Gloria P. Pierson, Deceased v. Ronold Karasek and Kevin Kelleher**
Term No.:	C-0048-CV-2015-10707
Keywords:	Motion for Reconsideration; Preliminary Objections; Pro Se; Amended Pleading
Attorneys:	Jeffrey R. Pierson Pro Se Ronold Karasek and Kevin Kelleher Pro Se
Judge:	Craig A. Dally, J.
Date:	September 29, 2015

Description of Decision:

The pro se Plaintiff sought reconsideration of an order sustaining Defendants' preliminary objections to Plaintiff's complaint and granting him twenty (20) days within which to file an amended complaint. As an initial matter, the Court rejected Defendants' assertion that the request for reconsideration should be dismissed as untimely and unresponsive to the corresponding Order of Court.

The motion, although somewhat difficult to parse out, appeared to present two issues. By the first of those issues, Plaintiff appeared to be seeking an extension of time to file an amended pro se pleading. However, he set forth no valid reasons for the request, and it was therefore denied.

Plaintiff's second issue addressed the Court's refusal to consider Plaintiff's unfiled and unbriefed preliminary objections to Defendants' preliminary objections. Upon review of the applicable procedural rules, the Court determined that it had properly refused to consider Plaintiff's preliminary objections.

The Court also rejected Plaintiff's contentions that the Court had failed to consider pleadings in prior litigation in ruling on the preliminary objections, and the Court found no merit to Plaintiff's complaint that the Court had stated in a footnote that the pleading at issue was improperly titled "Complaint and Counterclaim."

The Court then addressed Plaintiff's complaint that the Defendants' preliminary objections were not timely filed and briefed and therefore should not have been listed for disposition. Upon review of the record, the Court found that Defendants' preliminary objections were timely filed and briefed and therefore ripe for consideration.

Finally, Plaintiff complained that he had been foreclosed from filing a brief in response to Defendants' preliminary objections and/or an amended pleading. In resolving this issue, the Court, finding that Plaintiff was given every opportunity to comply with the procedural rules, and further finding that Plaintiff alone was responsible for the consequences of his failure to do so, Plaintiff's motion for reconsideration was denied in its entirety.

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 24, 2016**