Northampton County Reporter

(USPS 395-280)

VOL. LIX EASTON, PA July 21, 2016 NO. 29

Vicki Byerley and David Byerley, Plaintiffs v. Bethlehem Properties Holding Company L.P. and A.J. Trunzo Inc., Defendants

CONTENTS

Bar News 3
Estate and Trust Notices 4
Legal Notices 8
Limited Liability Company Notices 8
Notice of Incorporation 7
Notice of Nonprofit Incorporation 8
Sheriff's Sales 8
U.S. Bankruptcy Judgeship Vacancy 31

INSERT: Yellow: 1. BarBuddies
2. 2016 Calendar
3. "Bipartisan Budget Act of 2015 and the Important Update to Social Security Claiming Strategies"
4. 2016 Bench Bar Conference

NOTICE TO THE BAR...

U.S. Bankruptcy Judgeship Vacancy – Middle District of Pennsylvania – See page 31 for details.

* * * * * * * *

Lisa Tresslar, N.C. Custody Conciliatory Master, has a new phone number. The new number is 610-829-6961.

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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

U.S. Bankruptcy Judgeship Vacancy – Middle District of Pennsylvania
See page 31 for details.

2016 Bench Bar Conference
October 6-8, 2016
Hyatt Regency, Chesapeake Bay Golf Resort, Spa and Marina
Cambridge, Maryland.

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.

Happiness is not being pained in body or troubled in mind. ~ Thomas Jefferson

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

COONEY, JAMES R., JR. a/k/a JAMES R. COONEY, dec'd.
Late of Hellertown, Northampton County, PA.
Administratrix: Julie A. Cooney, 23 Hess Ave., Hellertown, PA 18055.
Attorneys: John R. K. Solt, Esquire, John R. K. Solt, P.C., 2045 Westgate Dr., Suite 404B, Bethlehem, PA 18017.

HAJDINYAK, ANNA G., dec'd.
Late of the Township of Forks, Northampton County, PA.
Executor: Joseph Panaccio c/o Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087.
Attorneys: Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087.

JENNINGS, DEAN CHARLES, dec'd.
Late of the Borough of Roseto, Northampton County, PA.
Administrator: Chad M. DiFelice c/o Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042.
Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042.

MEZA, PETER, dec'd.
Late of Bethlehem, Northampton County, PA.
Executor: James Meza 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.

NICOLO, RAFFAELA C., dec'd.
Late of Bethlehem, Northampton County, PA.
Executor: Samuel A. Ninfo c/o Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018.
Attorney: Daniel P. Sabetti, Esquire, 224 West Broad Street, Bethlehem, PA 18018.

PADEN, WILLARD W., dec'd.
Late of the City of Bethlehem, Northampton County, PA.
Executrix: Christine L. Paden, 1125 Wood Street, Bethlehem, PA 18018.
Attorney: James J. Holzinger, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.

PFEIFFER, BETTY JANE, dec'd.
Late of Plainfield Township, Northampton County, PA.
Executrix: Linda L. Garvey c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045.

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045.

SNYDER, DONALD J., dec'd.
Late of Easton, Northampton County, PA.
Administratrix: Wendy L. Zeller, 3105 Heatherton Dr., Aston, PA 19014.
Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042.

SECOND PUBLICATION

CANNON, HUGH W., dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executrix: Laura M. Cannon c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

FISHER, MELVIN J. a/k/a MELVIN JAY FISHER, dec'd.
Late of the Township of Upper Mt. Bethel, Northampton County, PA
Executrix: Linda T. Speth
Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

GRUVER, DARWIN L., dec'd.
Late of Hellertown, Northampton County, PA
Personal Representative: Alan W. Gruver 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

JOHNSON, NORMA G., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executrix: Dorothy A. Oren, 1241 Cedarville Road, Easton, PA 18042
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

KEIM, VIRGINIA a/k/a VIRGINIA M. KEIM, dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Gayle Keim Levas c/o George K. Keenan, Esquire, 1 West Broad Street, Suite 700, Bethlehem, PA 18018
Attorney: George K. Keenan, Esquire, 1 W. Broad Street, Suite 700, Bethlehem, PA 18018

KERN, RALPH E., dec'd.
Late of Walnutport, Northampton County, PA
Executrix: Schirlene Benninger c/o Noonan & Prokup, 526 Walnut St., Allentown, PA 18101
Attorneys: Noonan & Prokup, 526 Walnut St., Allentown, PA 18101

KIDD, GAYNAL M., dec'd.
Late of the Township of Upper Mt. Bethel, Northampton County, PA
Executor: Richard John Kidd 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

KLEPPER, WILLIAM a/k/a WILLIAM E. KLEPPER, dec'd.
Late of the City of Bethlehem, Northampton County, PA

Administrator: William M. Klepper, P.O. Box 237883, Cocoa, FL 32923

KORAN, WILLIAM, dec'd.
Late of Lehigh Township, Northampton County, PA
Executor: John Koran c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219
Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

LYNN, PHYLLIS P., dec'd.
Late of Bethlehem, Northampton County, PA
Executor: Charles A. Waters, 4331 Route 309, P.O. Box 216, Schnecksville, PA 18078
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

MICHAEL, CAREL MARY, dec'd.
Late of the Township of Lower Saucon, Northampton County, PA
Administratrix: Mary Ann Snell, Esquire
Attorney: Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

PAXSON, HOLLY E., dec'd.
Late of Williams Township, Northampton County, PA
Executor: Robert W. Paxson c/o Constantine M. Vasiliadis, Esquire, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721
Attorney: Constantine M. Vasiliadis, Esquire, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

RADGOWSKI, RHEA JANE a/k/a RHEA J. RADGOWSKI, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: Ronald Carl Rusche 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

REIMER, DOROTHY E., dec'd.
Late of the Township of Lehigh, Northampton County, PA
Executor: Clayton A. Reimer, Jr., 3409 Church Road, Northampton, PA 18067
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

VAN BUSKIRK, GEORGE J., dec'd.
Late of the Township of Williams, Northampton County, PA
Administratrix: Barbara Ann Van Buskirk c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042
Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

THIRD PUBLICATION

BAUDER, DAVID a/k/a DAVID O. BAUDER a/k/a DAVID ORVAL BAUDER, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administratrix: Joanne Bauder c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.
Attorney: Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

BEAVER, IRA J. a/k/a IRA JAMES BEAVER a/k/a IRA BEAVER, dec'd.
Late of W-35 Walnutport Mobile Home Court, Walnutport, Northampton County, PA
Administratrix C.T.A.: Darlene Marie Dugan, 235 Bartholomew Drive, Palmerton, PA 18071
Attorneys: Joshua D. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

D'AMICO, CATHERINE P., dec'd.
Late of Nazareth, Northampton County, PA
Executor: John A. D'Amico, Sr. c/o R. Nicholas Nanovic, Esquire, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101
Attorneys: R. Nicholas Nanovic, Esquire, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101

EVANS, PAUL S., JR. a/k/a PAUL S. EVANS, dec'd.
Late of Northampton, Northampton County, PA
Executrix: Carla A. Green c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
Attorneys: Robert Van Horn, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

FEDIRKO, LORRAINE, dec'd.
Late of Pen Argyl, Northampton County, PA
Executor: Glenn Fedirko, 3561 Crespi Court, Pleasanton, CA 94566

HAIDUK, WILLIAM, dec'd.
Late of Northampton County, PA
Executrix: Diane Haiduk
Attorney: Geoffrey S. Worthington, Esquire, Merchants Plaza, P.O. Box 536, Tannersville, PA 18372-0536

SANTANA, JEFFREY A., dec'd.
Late of the Township of East Allen, Northampton County, PA
Administrator: Erik Jeffrey Santana 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

SMITH, MARLIN F., dec'd.
Late of the Borough of Bangor, Northampton County, PA
Executor: Jeffrey A. Smith c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091
Attorneys: John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth for:

GLENN LEWIS AUTO REPAIR, INC.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

McFALL, LAYMAN & JORDAN, P.C.
134 Broadway
Bangor, PA 18013

July 21

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Dept. of State of Pennsylvania, Harrisburg, PA for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. The name of the corporation is:

GreenS$_2$TE$_2$aM Associates

and the registered office is located at: 1405 Chelsea Avenue, Bethlehem, PA 18018.

July 21

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about June 29, 2016, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703 No. 106.

The name of the Limited Liability Company is:

MESAROS LLC

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

July 21

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

City of Easton
vs.
Jackie Ann Savage, Executrix
of the Estate of
John E. Savage, Jr., Deceased
NO. C-48-CV-2009-0716

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent water, sewer and trash fees for the years 2006-2007, for the property located at 48 N. Delaware Drive, Easton, Pennsylvania, Tax Parcel No. L9NE3B 8 9. A municipal claim in the amount of $722.63 was filed on or about January 27, 2009 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgement will 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 without further notice for the relief requested by the plaintiff. You may lose 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

July 21, 28; Aug. 4

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on August 5, 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 delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

No. 1
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-09328

Location:
140 Crown Drive, Easton, PA 18040

Parcel ID:
K9 32A 20 0311

Reputed Owners:
James Ference and Lisa D. Ference

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

Being the same premises granted and conveyed unto James and Lisa Ference, husband and wife by deed from Strausser Enterprises, Inc., dated 11/19/1999 and recorded 11/23/1999 in Book 1999-1 Page 173794.

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

Attorney:
Matthew K. Fissel, Esquire

No. 2
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-05638

Location:
12 Grist Mill Lane, Easton, PA 18045

Parcel ID:
K9 1 2-42 0324

Reputed Owners:
Deirdre L. Burns and Daniel Burns a/k/a Daniel M. Burns

ALL THAT CERTAIN parcel of land located in Palmer Township, Northampton County, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which is vested in Daniel M. Burns and Deidre L. Burns, husband and wife, by Deed from CMC Development Corporation, a Pennsylvania corporation dated 10/28/2004 and recorded 11/02/2004 in Deed Book 2004-1 Page 426518.

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

Attorney:
Crystal Espanol, Esquire

No. 3
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-05180

Location:
215 E. Union Boulevard, Bethlehem, PA 18018

Parcel ID:
P6NE1B 16 1 0204

Reputed Owners:
Willard W. Stephan a/k/a Willard Stephan and Courtney Benson a/k/a Courtney L. Benson

ALL THAT CERTAIN messuage, or tenement, and lot or piece of land situate on the North side of East Union Boulevard, (formerly Union Street) in the City of Bethlehem, Northampton County, now commonly known as No. 215 East Union Boulevard.

BEING THE SAME PREMISES which E&B Sales, a Pennsylvania

Partnership, by Deed dated 1/31/08 and recorded 2/27/08 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2008-1, Page 53316, granted and conveyed unto Willard W. Stephan and Courtney L. Benson, as joint tenants with the right of survivorship, in fee.

Improvements:

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof; detached three-car garage.

Attorney:

Sarah K. McCaffery, Esquire

No. 4
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-03177

Location:

4155 Easton Avenue, Bethlehem, PA 18018

Parcel ID:

M7 14 8D 0205

Reputed Owner:

Edward G. Ruland

ALL THAT CERTAIN lot or place of land situated in Bethlehem Township, County of Northampton and State of Petmsylvania.

Being the same premises granted and conveyed unto Vested by Special Warranty Deed, dated 08/17/1971, given by Pennsylvania Power & Light Company to Edward Ruland and Bertha A Ruland, his wife, as joint tenants with the right of survivorship and recorded 9/13/1971 in Book 409 Page 94.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 5
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00224

Location:

773 South Lehigh Gap Street, Walnutport, PA 18088

Parcel ID:

J2 18 25B 1033

Reputed Owner:

Timothy M. Lawrence

ALL THAT CERTAIN parcel of land or lot situate in Walnutport Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Lamar R. Lauer and Nina J. Lauer, by Deed dated 1/8/13 and recorded 1/23/13 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2013-1, Page 19880, granted and conveyed unto Timothy M. Lawrence, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 7
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-06401

Location:

1628 Cloverleaf Street, Bethlehem, PA 18017

Parcel ID:

N6SE2D 3 20 0204

Reputed Owners:

Janet E. Scarcelle and Christopher Scarcelle

All that certain lot or piece of land situate in the 14th Ward of the said City of Bethlehem, being Lot No. 75 according to a map or plan of the tract known as Cloverleaf, prepared by Charles F. Beckel, Registered

Surveyor, dated June 4, 1926, duly approved by the Bethlehem City Planning Commission on June 22, 1926 and recorded in the Office of the Recorder of Deeds of said Northampton County in Map Book Volume 9, Page 86, being premises more commonly known as 1628 Cloverleaf Street.

Title to said Premises vested in Janet E. Scarcelle and Christopher Scarcelle, her husband, as tenants by the entirety by Deed from Janet E. Scarcelle F/K/A Janet E. Fowler dated 02/15/2007 recorded 02/28/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 76625.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 8
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00263

Location:

3013 Washington Street, Bethlehem, PA 18020

Parcel ID:

N7NW3 55 12 0205

Reputed Owner:

Robert S. Melick

ALL THOSE CERTAIN (5) lots or pieces of land and tenement situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Melick, by Deed from Lori McDevitt, Executrix of the Will of Charlotte Zimmerman, a/k/a Charlotte L. Zimmerman, deceased, dated 06/18/2014, recorded 08/28/2014 in Book 2014-1, Page 147326.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 9
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-10335

Location:

547 East 4th Street, Northampton, PA 18067

Parcel ID:

M4NE4A 7 9 0522

Reputed Owner:

David M. Solomon

ALL THAT CERTAIN two story, brick dwelling house, lot or piece of land, situate at 547 East Fourth Street, in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN David M. Solomon, by Deed from John S. DeRosa, dated 09/09/2005, recorded 09/14/2005 in Book 2005-1, Page 355401.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 10
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-02364

Location:

137 Willow Drive, Easton, PA 18045

Parcel ID:

K9 1 1-10B 0324

Reputed Owners:

Antonino Ingrassia and Maria Armetta

ALL THAT CERTAIN parcel of land known a Lot T3-10 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, Page 613 et seq.

TITLE TO SAID PREMISES IS VESTED IN Antonino Ingrassia and Maria Armetta, as joint tenants with right of survivorship, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 06/21/2006, recorded 06/22/2006 in Book 2006-1, Page 252416.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 11
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-00756

Location:

1307 Woodland Circle, Bethlehem, PA 18017

Parcel ID:

M6SW4 2 12 0214

Reputed Owners:

Mark Goldman a/k/a Mark A. Goldman, Original Mortgagor and David D. Fisher, Real Owner and Donna M.R. Fisher, Real Owner

All that certain lot or piece of ground together with the improvements located thereon, situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania.

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Mark Goldman aka Mark A. Goldman, Original Mortgagor, David D. Fisher Real Owner and Donna M.R. Fisher Real Owner.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 12
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-03727

Location:

559 Long Lane Road, Walnutport, PA 18088

Parcel ID:

J2 32 2K 0516

Reputed Owners:

Donald J. Farkas a/k/a D.J. Farkas and Rita Mae Farkas

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

TITLE TO SAID PREMISES IS VESTED IN Donald J. Farkas and Rita Mae Farkas, h/w, by Deed from George W. Strohl and Mildred M. Strohl, h/w, dated 09/19/1977, recorded 09/20/1977 in Book 571, Page 656.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 13
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2014-07643

Location:

1030 Lehigh Street, Easton, PA 18042

Parcel ID:

L9SE1D 21 11 0310

Reputed Owners:

Maria Riveros-Sanchez a/k/a Maria I. Riveros-Sanchez and Edgar Riveros-Sanchez

ALL THAT CERTAIN messuage, tenement, tract, parcel or piece of land, lying and being in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Edgar Riveros-Sanchez and Maria I. Riveros-Sanchez, husband and wife, by Deed from Julia A. Kardelis, dated January 3, 2005, recorded January 12, 2005, in Book 2005-1, Page 15759.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 14
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-08610

Location:

1470 Hawthorn Drive, Easton, PA 18040

Parcel ID:

K9 10 6-343 0311

Reputed Owners:

Jalil Wardak and Shamim Wardak and Masoud Wardak

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

TITLE TO SAID PREMISES IS VESTED IN Masoud Wardak, by Deed from Jalil Wardak and Shamim Wardak, h/w, dated 03/18/2011, recorded 03/21/2011 in Book 2011-1, Page 62347.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 15
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-00614

Location:

1861 Barbara Street, Bethlehem, PA 18017

Parcel ID:

N6SE2B 14 4A 0204

Reputed Owner:

Marissa Rosentel

ALL THAT CERTAIN lot, piece or parcel of land, together with the improvements thereon, situate, lying and being in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Joshua Rosentel and Marissa Resentel, by Deed dated September 24, 2013 and recorded October 2, 2013 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2013-1, Page 261231, granted and conveyed unto MARISSA ROSENTEL .

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 16
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-10237

Location:

1418 High Street, Bethlehem, PA 18018

Parcel ID:

N6SE4B 5 5 0204

Reputed Owners:

Corine L. Segundo and Moises S. Segundo

ALL THAT CERTAIN messuage, tenement and lot or tract of land situate on the east side of North High Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania, commonly known and designated as No. 1418 High Street.

Title to said premises is vested in Corine L. Segundo and Moises S. Segundo, husband and wife, by deed from Thomas P. Williams dated July 19, 2006 and recorded July 20, 2006 in Deed Book 2006-1, Page 293287 Instrument Number 2006042355.

Improvements:

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

Attorney:

Joseph F. Riga, Esquire

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02044

Location:

502-04 Pawnee Street a/k/a 502-504 Pawnee Street, Bethlehem, PA 18015

Parcel ID:

P6SW2C 2 2 0204

Reputed Owner:

Dale R. Nauman

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

TITLE TO SAID PREMISES IS VESTED IN Dale R. Nauman, married, by Deed from The Incorporated Trustees of the Diocese of Bethlehem, a Pennsylvania Non-Profit Corporation, dated 08/05/1994, recorded 08/18/1994 in Book 1994-6, Page 65027.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10553

Location:

508 South Whitfield Street, Nazareth, PA 18064

Parcel ID:

K7NE2B 6 3 0421

Reputed Owner:

Joaquim Sarmento

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

BEING THE SAME PREMISES which Emriye Salci and Murat Guzel, by Deed dated 10/31/11 and recorded 11/3/1 1 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2011-1, Page 225293, and Instrument #2011030280, granted and conveyed unto Joaquim Sarmento, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03857

Location:

323 South Northampton Street, Bangor, PA 18013

Parcel ID:

E9NE3A 9 3 0102

Reputed Owner:

Philip M. Ahearn, Jr. also known as Philip Michael Ahearn, Jr.

ALL THOSE CERTAIN tracts, pieces or parcels of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania.

IT BEING THE SAME PREMISES which Philip M. Ahearn, by his Indenture bearing date the seventh day of May, A.D. 2009, for the consideration therein mentioned, granted and conveyed unto the said Philip Michael Ahearn, Jr., and to his heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2009-1, Page 109905, etc., relation being thereunto had, more fully and at large appears.

Improvements:

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

Attorney:

Alfred S. Pierce, Esquire

No. 20
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-03858

Location:

325 South Northampton Street, Bangor, PA 18013

Parcel ID:

E9NE3A 9 2 0102

Reputed Owner:

Philip M. Ahearn, Jr. also known as Philip Michael Ahearn, Jr.

ALL THOSE CERTAIN tracts, pieces or parcels of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania.

IT BEING THE SAME PREMISES which Philip M. Ahearn, by his Indenture bearing date the seventh day of May, A.D. 2009, for the consideration therein mentioned, granted and conveyed unto the said Philip Michael Ahearn, Jr., and to his heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2009-1, Page 109905, etc., relation being thereunto had, more fully and at large appears.

Improvements:

Thereon being erected a two-story half-of-double style dwelling with vinyl siding and shingle roof; shed and above-ground pool.

Attorney:

Alfred S. Pierce, Esquire

No. 22
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07931

Location:

900 Butler Street, Easton, PA 18042

Parcel ID:

L9SE4B 1 13 0310

Reputed Owner:

Salvatore T. Rizzo, Jr.

ALL THAT CERTAIN lot or piece of ground, situate on the south side of Butler Street in the City of Easton, aforesaid and known as No. 900 Butler Street, Easton Pennsylvania.

Title to said premises is vested in Salvatore T. Rizzo Jr by deed from Leona Rizzo dated August 23, 2002 and recorded August 29, 2002 in Instrument Number 2002046210.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 23
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-08387

Location:

1326 Ridge Trail, Easton, PA 18040

Parcel ID:

K9SE4 10 16 0311

Reputed Owners:

Robert H. Seip, Administrator of the Estate of George W. Seip, deceased and Terry Lee Parent, Barry James Seip, Thomas William Seip, and Georgeann Torres, Known Heirs of George W. Seip, deceased

ALL THAT CERTAIN lot or piece of ground together with the building and improvements thereon erected situate in Forks Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Maltor Develpoers, INC., A Pennsylvania Corporation, by Deed dated 1/26/60 and recorded 3/2/60 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 120, Page 156, granted and conveyed unto George W. Seip and Dolores W. Seip, his wife, in fee.

Improvements:

Thereon being erected a ranch single style dwelling with aluminum siding and shingle roof; above-ground pool.

Attorney:

Sarah K. McCaffery, Esquire

No. 24
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-05153

Location:

1811 2nd Street, Bethlehem, PA 18020

Parcel ID:

N7NW3 60 8 0205

Reputed Owner:

Robert L. Kendy

ALL THOSE CERTAIN eastern portions or parts, respectively, of those certain lots or pieces of land situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated May 24, 1990 and recorded in the Office of the Recorder of Deeds of Northampton County on May 29, 1990 in Deed Book Volume 801, Page 432, granted and conveyed unto Robert L. Kendy.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 25
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2014-09371

Location:

38 N. 7th Street, Easton, PA 18042

Parcel ID:

L9SE1B 8 13A 0310

Reputed Owner:

HBS Properties, Inc.

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

BEING the same premises which by Deed dated May 21, 2012 and recorded in the Office of the Recorder of Deeds of Northampton County on June 12, 2012 in Deed Book Volume 2012-1, Page 134633, granted and conveyed unto HBS Properties, Inc.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04983

Location:

1115 Railroad Street, Catasauqua, PA 18032

Parcel ID:

M4SE4D 10 10 0923

Reputed Owner:

Jessica C. Cimerol

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Northwesterly side of Railroad Street, known as 1115 Railroad Street, in the Borough of North Catasauqua, County of Northampton, and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated October 13, 2011 and recorded in the Office of the Recorder of Deeds of Northampton County on October 20, 2011 in Deed Book Volume 2011-1, Page 214874, granted and conveyed unto Jessica C. Cimerol.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-05318

Location:

906 Butler Street, Easton, PA 18042

Parcel ID:

L9SE4B 1 10 0310

Reputed Owners:

Domenic A. Desei and Judith K. Desei and United States of America

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

BEING the same premises which by Deed dated February 27, 1996 and recorded in the Office of the Recorder of Deeds of Northampton County on April 29, 1996 in Deed Book Volume 1996-1, Page 38997, granted and conveyed unto Domenic A. Desei and Judith K. Desei.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06278

Location:

1104 Railroad Street, Catasauqua, PA 18032

Parcel ID:

M4SE4D 9 5 0923

Reputed Owner:

Milagros Candelaria

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

BEING the same premises which by Deed dated May 26, 2005 and recorded in the Office of the Recorder of Deeds of Northampton County on May 31, 2005 in Deed Book Volume 2005-1, Page 199721, granted and conveyed unto Milagros Candelaria.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11734

Location:

309 East Elizabeth Avenue, Easton, PA 18040

Parcel ID:
K9SE3 8 3A 0311
Reputed Owner:
Marjorie H. Leiby

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

Title to said premises is vested in Marjorie H. Leiby and her deceased husband, Earl J. Leiby, by deed from Paul J. Stocker dated October 18, 1985 and recorded October 21, 1985 in Deed Book 690, Page 31.

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

Attorney:
Terrence J. McCabe, Esquire

No. 32
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2014-11785

Location:
1696 Angela Drive, Bethlehem, PA 18017

Parcel ID:
M7SW4 14 15 0204
Reputed Owners:
Wilbur Alan Reaves and Donna Watson-Reaves a/k/a Donna Watsonreaves

All that certain parcel or lot of land known as Lot No. 7 of Slatepost Village Subdivision, as drawn by Hanover Engineering Associates, Inc. dated March 11, 1980 and last revised August 20, 1985, in Plan Book 85, Page 165, located in the City of Bethlehem 14th Ward, Northampton County, in the Commonwealth of Pennsylvania.

Title to said Premises vested in Wilbur Alan Reaves and Donna Watson-Reaves by Deed from Andrew J. Desiderio and Katie P. Desiderio, husband and wife dated 12/31/2007 recorded 01/02/2008 in the Northampton County Recorder of Deeds in Book 2008-1, Page 47.

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

Attorney:
Robert W. Williams, Esquire

No. 33
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-11435

Location:
52 E. Ettwein Street, Bethlehem, PA 18018

Parcel ID:
P6NE1A 6 9 0204
Reputed Owner:
Aaron Silfies

All that certain messuage, tenement and lot or piece of ground, situate on the south side of Ettwein Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Aaron Silfies by Deed from Nancy Blatnik, executrix of the last will and testament of Edith E. Strawn, deceased dated 05/15/2012 recorded 05/17/2012 in the Northampton County Recorder of Deeds in Book 2012-1, Page 113122.

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

Attorney:
Robert W. Williams, Esquire

No. 34
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-01443

Location:
Route 512 a/k/a Walnut Street

Parcel ID:

K6 4 5 0503, K6 4 5B 0503E, K6 4 5B-11 0503, K6 4 5B-12 0503, K6 4 5B-13 0503, K6 4 5B-23 0503, K6 4 5B-24 0503, K6 4 5B-25 0503, K6 4 5B-26 0503, K6 4 5B-27 0503, K6 4 5B-9 0503, K6 4 5C 0503, K6 4 5D 0503, and K6 4 5E 0503

Reputed Owner:

Bath View Apartments, LLC

ALL THOSE CERTAIN lots, pieces or parcels of land situate to the West of State Route 0512, also known as Walnut Street, in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which Monocacy Heights, L.P., a Pennsylvania limited partnership, by Deed dated 05/04/2007 and recorded 05/15/2007 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 2007-1 Page 179125, granted and conveyed unto Bath View Apartments, LLC, a Pennsylvania limited liability company.

Improvements:

Thereon being erected condominiums; vacant land.

Attorney:

Scott M. Klein, Esquire

No. 35
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2014-02913

Location:

279 Cobblestone Lane, Bethlehem, PA 18020

Parcel ID:

L7 6 12-10 0418

Reputed Owners:

Dale R. Nauman and Debra L. Nauman

ALL THAT CERTAIN lot or parcel of land shown as Lot No. 10 on a plan entitled 'STONE BRIAR' dated June 2, 2002, prepared by Lehigh Engineering Associates, Inc. and recorded in Plan Book Volume 2003-5, Pages 74-78 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 Dale R. Nauman and Debra L. Nauman, h/w, by Deed from Rondel Development Company, a Pennsylvania corporation, dated 12/30/2004, recorded 01/04/2005 in Book 2005-1, Page 3126.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 36
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-05838

Location:

126 Washington Street, Freemansburg, PA 18017

Parcel ID:

N7SW3D 7 3 0212

Reputed Owner:

William Clancy

ALL THAT CERTAIN lot or pieces of ground situate in the Borough of Freemansburg, County of Northampton, State of Pennsylvania, together with the Eastern half of a double frame house thereon erected and known as premises #126 Washington Street.

TITLE TO SAID PREMISES IS VESTED IN William Clancy, by Deed from Judith Staats, dated 03/27/2007, recorded 05/1 8/2007 in Book 2007-1, Page 183878.

Improvements:

Thereon being erected a two-story half-of-double style dwelling with

aluminum siding and shingle roof; detached one-car garage.

Attorney:

Lauren L. Schuler, Esquire

No. 37
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-11771

Location:

35 S. 13th Street, Easton, PA 18042

Parcel ID:

L9SW2C 6 6 0310

Reputed Owner:

Clifford P. Kohler a/k/a Clifford Patrick Kohler, Administrator of the Estate of Betty M. Kohler a/k/a Betty Marie Kohler a/k/a Betty G. Kohler

ALL THAT CERTAIN tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the City of Easton, containing twenty-two (22) feet in front on the west side of Thirteenth Street, and extending of that width Westwardly one hundred twenty-two (122) feet to ground now or late of Clemence E. Goodear. It being bounded on the North by land now or late of Francis Lawall and Sallie E. Lawall, his wife, on the East by Thirteenth Street, on the South by land of Martin C. Wolbach, on the West by land now or late of Clemence E. Coodear, This property being known as No. 35 South Thirteenth Street, in the City of Easton aforesaid.

The said Betty Marie Kohler died testate September 12, 2009. As set forth in the Northampton County, Pennsylvania Register of Wills Estate Case No. 2009-1248, the last Will of decedent was dated March 16, 1972 with Letters Testamentary granted October 1, 2009 to Clifford Patrick Kohler.

Improvements:

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

Attorney:

Brett A. Solomon, Esquire

No. 38
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-05754

Location:

450 Slateford Road, Mount Bethel, PA 18343

Parcel ID:

B11NE1 6 14 0131

Reputed Owner:

William Zalewski

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

Title to said premises is vested in William Zalewski by deed from William F. Brodt, Jr., administrator C.T.A. of the Estate of Martha M. Bartholomew, deceased, dated August 18, 1984 and recorded August 22, 1984 in Deed Book 669, Page 561.

Improvements:

Thereon being erected a colonial single style dwelling with vinyl siding and slate roof; detached one-car garage.

Attorney:

Margaret Gairo, Esquire

No. 39
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-00433

Location:

2207 Front Street, Easton, PA 18042

Parcel ID:

M9NW2D 3 16 0837

Reputed Owners:

Karen L. Frey, Co-Executrix of the Estate of Edward H. Middlekauff and

Dawn M. Moll, Co-Executrix of the Estate of Edward H. Middlekauff

ALL THAT CERTAIN tenement and lot of land known as #2207 Front Street, situated in the Borough of Wilson, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Edward H. Middlekauff and Shirley M. Middlekauff by deed from Frank J. Villinger, Jr. and his wife, Betty Jane Villinger dated March 26, 1965 and recorded March 26, 1965 in Deed Book 238, Page 374. The said Shirley M. Middlekauff died thereafter vesting title to Edward H. Middlekauff. The said Edward H. Middlekauff died on August 7, 2015 thereby vesting title in his survivorship, Karen L. Frey, Co-Executrix of the Estate of Edward H. Middlekauff and Dawn M. Moll, Co-Executrix of the Estate of Edward H. Middlekauff, by operation of law.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 41
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00876

Location:

218 Race Street, Bath, PA 18014

Parcel ID:

K6NW4C 13 1 0503

Reputed Owner:

Thomas Cushing a/k/a Thomas F. Cushing

ALL THAT CERTAIN messuage, tenement and lot or piece of ground with the improvements thereon erected and situate in the Borough of Bath, County of Northampton, Commonwealth of Pennsylvania and being Lot No. 2 of a Subdivision Plan titled Minor Subdivision for Albert Martin and Irvin Povlow, as prepared by Kenneth R. Hahn P.L.S. on drawing No. 98-21 dated and last revised May 21, 1998.

TITLE TO SAID PREMISES IS VESTED IN Thomas Cushing, by Deed from Alan L. Hartzell and Jodi L. Hartzell, h/w, dated 07/14/2003, recorded 08/04/2003 in Book 2003-1, Page 308364.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 42
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-09248

Location:

1334 Northampton Street, Easton, PA 18042

Parcel ID:

L9SW2B 20 6 0310

Reputed Owners:

Sandra Pelonero Hock a/k/a Sandra Pelonero and Leonard A. Pelonero and Darlene Pelonero

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon, known as 1334 Northampton Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and shown on a survey plan prepared by Kenneth R. Hahn, Registered Surveyor, Drawing No. 80-306, dated August 15, 1980.

Being the same property which Stephen L. Delong and Jacquelyn M. Delong, granted and conveyed unto Leonard A. Pelonero and Darlene Pelonero, husband and wife and Sandra Pelonero Hock, as joint tenants w/ right of survivorship by deed dated February 28, 2002 and recorded March 12, 2002 in the

Recorder's Office of said County in Deed Volume 2002-1 Page 67266.

Improvements:

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

Attorney:

Brett A. Solomon, Esquire

No. 44
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2016-00834

Location:

1833 Hay Terrace, Easton, PA 18042

Parcel ID:

L9SW3A 2 28 0837

Reputed Owner:

Steven D. Weber a/k/a Steven Weber

ALL THAT CERTAIN tract or lot of land situate on the north side of Hay Terrace, in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Weber, by Deed from Steven D. Weber and Barbara A. Weber, h/w, dated 03/03/2003, recorded 03/18/2003 in Book 2003-1, Page 93270.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 45
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2015-06946

Location:

3504 Allen Street, Bethlehem, PA 18020

Parcel ID:

N7NE1 25 9A 0205

Reputed Owners:

Patricia A. Boone-Proctor and Pamela J. Dawkins, in Their Capacity as Executrix and Devisee of the Estate of Pedro L. Boone a/k/a Pedro Boone and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Douglas Boone, Deceased Devisee of the Estate of Pedro L. Boone, Deceased

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

TITLE TO SAID PREMISES IS VESTED IN Pedro L. Boone and Kathryn G. Boone, his wife, by Deed from Kathryn G. Boone, dated 06/14/2004, recorded 10/22/2004 in Book 2004-1, Page 410086. Kathryn G. Boone was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Kathryn G. Boone death on or about 03/08/2009, her ownership interest was automatically vested in the surviving tenant by the entirety. Pedro L. Boone died on 07/30/2010, leaving a Last Will and Testament dated 03/01/1975. Letters Testamentary were granted to Patricia A. Boone-Proctor on 08/06/2010 in Northampton County, No. 2010-1045. The Decedent's surviving heirs at law and next-of-kin are Patricia A. Boone-Proctor, Robert Douglas Boone, Pamela J. Dawkins, and Angela Maria Brown. Robert Douglas Boone died on 01/05/2012, and upon information and belief, his surviving heir is Brian Boone. By executed waivers, Angela Maria Brown and Brian Boone are no longer considered defendants in the mortgage foreclosure action.

Improvements:

Thereon being erected a ranch single style dwelling with brick

exterior and shingle roof; detached one-car garage and barn.

Attorney:

Adam H. Davis, Esquire

No. 46
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-08559

Location:

1404 Stone Crossing Road, Easton, PA 18045

Parcel ID:

M8 11 12C 0324

Reputed Owners:

Joseph Bingert and Sharon Bingert a/k/a Sharon Allers

All that certain lot or parcel of land known as 1404 Stones Crossing Road, situated in Palmer Township, Northampton County, Pennsylvania.

Title to said Premises vested in Joseph Bingert and Sharon Allers, as joint tenants with right of survivorship by Deed from Herman T. Wallace and Ellen B. Wallace, husband and wife dated 07/25/2007 recorded 08/10/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 294135.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 47
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07280

Location:

927 Laufer Street, Bethlehem, PA 18015

Parcel ID:

P6SE2A 30 12A 0204

Reputed Owners:

Kathleen A. Efkovics and William L. Efkovics

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings located thereon, situate, lying and being in the Fifth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being premises #927 Laufer Street as shown on plan of "George S. Lawrence Property," said plan recorded in the Recorder of Deeds Office in and for Northampton County at Easton, Pennsylvania, in Plan Book Volume 66, page 18.

BEING THE SAME PREMISES which James L. Schrantz, Jr., single, by Deed dated 11/24/97 and recorded 11/26/97 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 1997-1, Page 132175, Instrument #1997041936, granted and conveyed unto William L. Efkovics and Kathleen A. Efkovics, husband and wife, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 48
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00506

Location:

1043 Pennsylvania Avenue, Pen Argyl, PA 18072

Parcel ID:

E8SW2 9 12 0626

Reputed Owner:

Mary Ann C. Gardner

ALL THOSE CERTAIN three (3) valuable lots or tracts of land situated in the Township of Plainfield, County of Northampton and State of Pennsylvania.

IT BEING THE SAME PREMISES which William H. Ammon and Melba

Ammon, his wife, by their Indenture hearing date the twenty-first day of February, A.D. 2002, for the consideration therein mentioned, granted and conveyed unto the said Robert A. Gardner (who died on April 21, 2008) and Mary Ann C. Gardner, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2002-1, Page 52787, etc., relation being thereunto had, more fully and at large appears.

Improvements:

Thereon being erected a commercial use three-bay garage with aluminum siding and aluminum roof.

Attorney:

Alfred S. Pierce, Esquire

No. 49
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-12253

Location:

2626 Seip Avenue, Easton, PA 18045

Parcel ID:

L8SE1 2 1A-4 0324

Reputed Owners:

Stuart Schwartz and Gloria Schwartz

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

TITLE TO SAID PREMISES IS VESTED IN Stuart Schwartz and Gloria Schwartz, h/w, by Deed from Eric J. Schwartz and Maria G. Schwartz, his wife, dated 03/06/2008, recorded 04/01/2008 in Book 2008-1, Page 88836.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 50
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-01774

Location:

109 West Fourth Street, Bethlehem, PA 18015, 111-113 West Fourth Street, Bethlehem, PA 18015

Parcel ID:

P6SE1A 18 8 0204
P6SE1A 18 9 0204

Reputed Owner:

Four Star Properties, LLC

ALL THOSE CERTAIN messuage, tenements and lots or tracts of land situate in the City of Bethlehem, County of Northampton, State of Pennsylvania.

BEING THE SAME PREMISES which Albert J. Wachinski, Jr. and Jane L. Wachinski, Husband and Wife, by deed dated December 15, 2006, and recorded in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 516187, granted and conveyed to FOUR STAR PROPERTIES, LLC, the Borrower and Mortgagor herein.

Improvements:

Thereon being erected at 111-113 a commercial use building with block exterior and flat roof. Thereon being erected at 109 a commercial use building with brick exterior and flat roof.

Attorney:

Jeffrey G. Trauger, Esquire

No. 51
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07440

Location:

4590 Maple Drive, Walnutport, PA 18088

Parcel ID:

J2 14 13A 0516

Reputed Owner:

Linda L. Shimkanin

ALL THAT CERTAIN lot, parcel, or tract of land situate along the northerly side of Maple Drive (S.R. 4020), Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania.

Title to said premises is vested in Thomas Shimkanin and Linda L. Shimkanin, husband and wife, by deed from Thomas Shimkanin and Linda L. Shimkanin, husband and wife, dated April 2, 1998 and recorded April 8, 1998 in Deed Book 1998-1, Page 042702. The said Thomas Shimkanin died on July 9, 2009 thereby vesting title in Linda L. Shimkanin by operation of law.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00074

Location:

7822 North Delaware Drive a/k/a Cemetery Road, Bangor, PA 18013

Parcel ID:

G10 5 48 0317

Reputed Owners:

Renee M. Miller a/k/a Renee M. Reed and Kevin J. Miller a/k/a Kevin Miller

ALL THAT CERTAIN lot or piece of land, together with the dwelling erected thereon located and being in the Township of Lower Mt. Bethel, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Renee M. Reed, by Deed from Kevin J. Miller and Renee M. Reed, (previously known as Renee M. Miller), dated 02/14/2014, recorded 03/11/2014 in Book 2014-1, Page 38717.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11637

Location:

113 Lincoln Avenue, Walnutport, PA 18088

Parcel ID:

J2 17 8A 1033

Reputed Owner:

Kim Cooley, Executrix of the Estate of Daniel Minnich

ALL THAT CERTAIN messuage, tenement, and piece or parcel or tract of land situate in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Kim Cooley, by deed from Daniel Minnich and his wife, Wanda M. Minnich, dated November 1, 1988 and recorded March 21, 1989 in Deed Book 765, Page 136. The said Daniel Minnich died on June 21, 2015 while his wife, Wanda M. Minnich died on January 9, 1994. thereby vesting title in Kim Cooley, Executrix of the Estate of Daniel Minnich by operation of law.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 54
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2016-00742

Location:

1840 Ferry Street, Easton, PA 18042

Parcel ID:

L9SW2D 9 8 0837

Reputed Owners:

Joseph W. Mariconda and Rebecca S. Mariconda

ALL THAT CERTAIN lot, piece or tract of land situate in the Borough of Wilson, formerly the Township of Palmer, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Joseph W. Mariconda and Rebecca Mariconda, Husband and Wife BY DEED FROM Pearl I. Kinney, Widow DATED 07/19/2001 RECORDED 07/31/2001 IN DEED BOOK 2001-1 PAGE 148262.

Improvements:

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

Attorney:

Elizabeth L. Wassall, Esquire

No. 55
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-07139

Location:

201 North 13th Street a/k/a 201 13th Street, Easton, PA 18042

Parcel ID:

L9SW2B 5 13 0310

Reputed Owners:

Brian D. Shields a/k/a Brian Daniel Shields and Joanmarie Shields

ALL THAT CERTAIN lot or piece of ground with the two and one half story messuage or tenement thereon erected situate in the City of Easton, County of Northampton, and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Brian D. Shields and Joanmarie Shields, h/w, by Deed from Brian D. Shields, dated 03/20/2002, recorded 03/25/2002 in Book 2002-1, Page 77366.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 56
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-11728

Location:

224 Lincoln Avenue, Walnutport, PA 18088

Parcel ID:

J2SW1B 6 5 1033

Reputed Owners:

Stephen F. Papovich and Jaymi E. Papovich

ALL THAT CERTAIN tract or lot of land situate in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated July 15, 2005 and recorded in the Office of the Recorder of Deeds of Northampton County on July 25, 2005 in Deed Book Volume 2005-1, Page 277916, granted and conveyed unto Stephen F. Papovich and Jaymi E. Papovich.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 58
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-06781

Location:

620 Seitz Street, Easton, PA 18042

Parcel ID:

M9NE2A 8 4 0310

Reputed Owners:

Melvin A. Ransom and Kimberly A. Ransom

ALL THAT CERTAIN lot of land, with improvements thereon erected, known as 620 Seitz Avenue, being the southern one-half of a double dwelling, situate in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated December 29, 1999 and recorded in the Office of the Recorder of Deeds of Northampton County on January 5, 2000 in Deed Book Volume 2000-1, Page 1377, granted and conveyed unto Melvin A. Ransom and Kimberly A. Ransom.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07957

Location:

142 S. Union Street, Easton, PA 18042

Parcel ID:

L9SE2D 2 26 0310

Reputed Owner:

Ambrose Smith

ALL THAT CERTAIN lot or tract of ground together with the improvements thereon, located on the east side of Union Street, between Spruce and Wolf Streets and known as 142 South Union Street, in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated January 6, 2004 and recorded in the Office of the Recorder of Deeds of Northampton County on January 6, 2004 in Deed Book Volume 2004-1, Page 4516, granted and conveyed unto Ambrose Smith.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04478

Location:

1 E. Broad Street, Suites 110-1, 210-2, 410-4 and 510-5, Bethlehem, PA 18018

Parcel ID:

P6NE1D 8 2A 0204 and P6NE1D 8 2B 0204 and P6NE1D 8 2D 0204 and P6NE1D 8 2E 0204

Reputed Owner:

Broad & New Development Associates, L.P.

ALL THOSE CERTAIN UNITS, designated as Units 1, 2, 4 & 5 in the ONE EAST BROAD CONDOMINIUMS, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING PART OF THE SAME PREMISES which Bethlehem Parking Authority, a municipal corporation, by Deed dated December 23, 2003 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, on January 2, 2004, in Record Book Volume 2004-1, Page 848, did grant and convey unto Broad & New Development Associates, L.P., a Pennsylvania Limited Partnership.

Improvements:

Thereon being erected a offices located inside of a five-story building.

Attorney:

Jeffrey P. Kelly, Esquire

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-02193

Location:

365 W. Berwick Street, Easton, PA 18042

Parcel ID:

L9SE3D 20 4 0310

Reputed Owner:

Steve L. Badman

ALL THAT CERTAIN tract or piece of land situate on the north side of Berwick Street between Davis Street and Seitz Avenue in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated April 15, 2009 and recorded in the Office of the Recorder of Deeds of Northampton County on April 17, 2009 in Deed Book Volume 2009-1, Page 87295, granted and conveyed unto Steve L. Badman.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12025

Location:

1305 Washington Street, Easton, PA 18042

Parcel ID:

L9SW2C 24 10 0310

Reputed Owner:

Roberto Alanis

ALL THAT CERTAIN messuage, tenement or tract of land situate on the North side of Washington Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated February 2, 2006 and recorded in the Office of the Recorder of Deeds of Northampton County on February 8, 2006 in Deed Book Volume 2006-1, Page 55705, granted and conveyed unto Roberto Alanis.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 63
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-02558

Location:

1334 Northampton Street, Easton, PA 18042

Parcel ID:

L9SW2B 20 6 0310

Reputed Owners:

Leonard A. Pelonero and Darlene Pelonero and Sandra Pelonero Hock

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon, known as 1334 Northampton Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and shown on a survey plan prepared by Kenneth R. Hahn, Registered Surveyor, Drawing No. 80-306, dated August 15, 1980.

BEING the same premises which by Deed dated February 28, 2002 and recorded in the Office of the Recorder of Deeds of Northampton County on March 12, 2002 in Deed Book Volume 2002-1, Page 6726, granted and conveyed unto Leonard A. Pelonero, Darlene Pelonero and Sandra Pelonero Hock.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 64
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-06783

Location:

215-21 S. Delaware Drive, Easton, PA 18042

Parcel ID:

L9SE2C 9 3 0310

Reputed Owner:

Easton Plating and Metal Finishing

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

BEING the same premises which by Deed dated August 11, 1977 and recorded in the Office of the Recorder of Deeds of Northampton County on August 12, 1977 in Deed Book Volume 569, Page 550, granted and conveyed unto Easton Plating and Metal Finishing.

Improvements:

Thereon being erected a commercial use warehouse with brick exterior and shingle roof; attached one-car garage.

Attorney:

Jeffrey P. Kelly, Esquire

No. 65
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-06754

Location:

149 S. 6th Street, Easton, PA 18042

Parcel ID:

L9SE2D 2 7 0310

Reputed Owner:

Ted Morales

ALL THAT CERTAIN frame dwelling house and lot or piece of ground, situate on the west side of and known as No. 149 South Sixth Street, in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated November 11, 2010 and recorded in the Office of the Recorder of Deeds of Northampton County on November 12, 2010 in Deed Book Volume 2010-1, Page 238008, granted and conveyed unto Ted Morales.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 66
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-12000

Location:

38 S. 13th Street, Easton, PA 18042

Parcel ID:

L9SW2B 23 3 0310

Reputed Owner:

Thanh-Van Nguyen

ALL THAT CERTAIN lot or piece of land with a brick dwelling erected thereon, situated in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated December 3, 1982 and recorded in the Office of the Recorder of Deeds of Northampton County on December 6, 1982 in Deed Book Volume 644, Page 402, granted and conveyed unto Thanh-Van Nguyen.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 67
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-11399

Location:

1 Keglovits Lane, Northampton, PA 18067, 1325 4th Street, Catasauqua, PA 18032, 425 Grove Street, Catasauqua, PA 18032

Parcel ID:

M4NE4A 10 2 0522 and M4SE4A 4 9 0923 and M4SE4A 4 9A 0923

Reputed Owners:

Keglovits Enterprises, Inc. and Joseph D. Keglovits and Phyllis I. Keglovits

ALL THAT CERTAIN piece or parcel of land, SITUATE in the Third Ward of the Borough of Northampton, Northampton County, Pennsylvania.

LESS AND EXCEPTING from the above tract the following conveyances:

1. Deed to P. Gratzel of lot, in Deed Book E, Volume 55, Page 344;

2. Deed to 1 Stangl of lot, in Deed Book E, Volume 55, Page 345;

3. Deed to Highway Realty Co. of lot, in Deed Book Volume 114, Page 130.

4. Deed to Northampton Pennsylvania Company of Jehovah's Witnesses of lot, in Deed Book Volume 377, Page 104;

5. Deed to Frank Sodl of lot, in Deed Book Volume 449, Page 342;

6. Deed to James E. Jones and wife of lot, In Deed Book Volume 460, Page 74;

7. Deed to Kenneth R. Eastridge and wife of house and lot, In Deed Book Volume 489, Page 246.

Improvements:

Thereon being erected at 1 Keglovits Lane a two-story single style dwelling with brick and vinyl exterior and shingle roof; attached two-car garage. Thereon being erected at 1325 4th Street a two-story single style dwelling with brick and vinyl exterior and slate roof; attached two-car garage. Thereon being erected at 425 Grove Street a two-story single style dwelling with brick and aluminum exterior and shingle roof; attached two-car garage.

Attorney:

Leona Mugavero, Esquire

No. 68
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-11124

Location:

1492 Main Street, Catasauqua, PA 18032

Parcel ID:

M4SE1D 21 2 0923

Reputed Owners:

Keglovits Enterprises, Inc. and Joseph D. Keglovits and Phyllis I. Keglovits

ALL THAT CERTAIN tract of land, situate in the Borough of North Catasauqua, County of Northampton, and Commonwealth of Pennsylvania.

LESS AND EXCEPTING a conveyance from Joseph D. Keglovits and Phyllis I. Keglovits, husband and wife, to the Borough of North Catasauqua, a Municipal Corporation, dated November 25, 1986, and recorded January 16, 1987, in the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Deed Book Volume 718, Page 724.

Improvements:

Thereon being erected a commercial use building with concrete exterior and shingle roof. Building is part of a strip mall.

Attorney:

Leona Mugavero, 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

July 14, 21, 28

PUBLIC NOTICE
U.S. BANKRUPTCY JUDGESHIP VACANCY
MIDDLE DISTRICT OF PENNSYLVANIA

Chief Judge Theodore A. McKee of the United States Court of Appeals for the Third Circuit announces the application process for a bankruptcy judgeship in the Middle District of Pennsylvania, seated in Harrisburg. A bankruptcy judge is appointed to a 14-year term pursuant to 28 U.S.C. §152.

To be qualified for appointment an applicant must:

(a) Be a member in good standing of the bar of the highest court of at least one state, the District of Columbia, or the Commonwealth of Puerto Rico and a member in good standing of every other bar of which they are members.

(b) (1) Possess, and have a reputation for, integrity and good character; (2) possess, and have demonstrated, a commitment to equal justice under the law; (3) possess, and have demonstrated, outstanding legal ability and competence; (4) indicate by demeanor, character, and personality that the applicant would exhibit judicial temperament if appointed; and (5) be of sound physical and mental health sufficient to perform the essential duties of the office.

(c) Not be related by blood or marriage to (1) a judge of the United States Court of Appeals for the Third Circuit; (2) a member of the Judicial Council of the Third Circuit; or (3) a judge of the district court to be served, within the degrees specified in 28 U.S.C. §458, at the time of the initial appointment.

(d) Have been engaged in the active practice of law for a period of at least five years. The Judicial Council may consider other suitable legal experience as a substitute for the active practice of law.

The selection process will be confidential and competitive. The annual salary for this position will be $186,852. Persons shall be considered without regard to race, color, age, gender, religion, national origin, disability or religious

affiliation. The name of the candidate selected for the position will be published for public comment prior to appointment. The name of the person selected will also be submitted to the Director of the Administrative Office, who shall request background reports by the Federal Bureau of Investigation (FBI) and the Internal Revenue Service (IRS).

The application process is entirely automated. No paper applications will be accepted. Applications must be submitted electronically by **Friday, August 12, 2016.** Applications must be submitted only by the potential nominee personally, indicating the person's willingness to serve if selected. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 92 Stat. 1824 (1978) (codified as amended at 5 U.S.C. app. §§101-111).

To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at (215) 597-0718.

July 21, 28; Aug. 4

Lawyers Concerned For Lawyers

Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

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

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

Stress, Anxiety and Depression

The following are professionally facilitated meetings:
Philadelphia - Stress Information and Recovery (1st Monday of Month)
Philadelphia - Depression Recovery (2nd Monday of Month)

For more information, time and location of these meetings, call the LCL Administrative Office (1-800-335-2572) or the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .

VICKI BYERLEY and DAVID BYERLEY, Plaintiffs v. BETHLEHEM PROPERTIES HOLDING COMPANY L.P. and A.J. TRUNZO INC., Defendants

Motion for Summary Judgment—Hills and Ridges Doctrine—Slip and Fall.

Plaintiff parked her car on a lot owned by Bethlehem Properties Holding Company L.P. ("Bethlehem Properties"). A.J. Trunzo Inc. ("A.J. Trunzo") had recently salted and plowed the parking lot, due to recent winter precipitation. When Plaintiff attempted to get out of her vehicle, she slipped and fell on black ice and later sued Bethlehem Properties and A.J. Trunzo on theories of negligence.

Defendants filed a Motion for Summary Judgment and argued that they were protected from liability under the "Hills and Ridges" doctrine. The Hills and Ridges doctrine shields property owners from liability when (1) snow and ice accumulates on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians travelling thereon; (2) that the property owner had actual or constructive notice of the existence of such condition; (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall. However, the Hills and Ridges doctrine has a notable exception: the doctrine is inapplicable unless the snow and ice complained of are the "result of an entirely natural accumulation."

The Court considered other Pennsylvania cases and concluded that the focus of its analysis must be on Defendants' *interaction* with the snow and ice. Depositional testimony from Defendants' employees exposed the possibility that A.J. Trunzo's salting and/or plowing could have created the black ice, as evidenced by an issue that occurred one year before Plaintiff's fall. The Court reasoned that whether the black ice was a result of A.J. Trunzo's snow removal process and/or alleged negligence was an issue of fact. Accordingly, the Court denied Defendants' Motion for Summary Judgment.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. CV-2014-9736.

Richard J. Orloski, Esquire, for Plaintiffs.

Frank A. Baker, III, Esquire, for Defendant A.J. Trunzo.

Michael S. Takacs, Esquire and Maria G. Perri, Esquire, for Defendant Bethlehem Properties.

Order of the Court entered on May 20, 2016 by Murray, J.

ORDER

AND NOW, this 20th day of May, 2016, upon consideration of the Defendant's, Bethlehem Properties Holding Company, L.P.'s ("Bethlehem Properties"), Motion for Summary Judgment and Brief in Support thereof and Plaintiffs', Vicki Byerley and David Byerley's (collectively "Plaintiffs"), Brief in Opposition to the same, it is hereby ORDERED that Defendant's Motion for Summary Judgment is DENIED.

STATEMENT OF REASONS

I. *Factual and Procedural History*

On February 14, 2013, Plaintiff, Vicki Byerley ("Ms. Byerley"), parked her vehicle in front of the Dairy Queen restaurant located at 2910

Easton Avenue, Bethlehem, Northampton County, Pennsylvania 18017 ("Dairy Queen"). Am. Compl. ¶5. Plaintiffs aver that when Ms. Byerley attempted to get out of the vehicle, she slipped on black ice, fell to the ground, and injured her left leg and hip. *Id.* at ¶¶6, 11. Defendants submitted weather records documenting that in the night preceding this incident and during the morning of February 14, 2013, there was a snow and/or precipitation event. *See* Mot. Summ. J. ¶7, Ex. D.

Bethlehem Properties owns the parking lot located in front of Dairy Queen as well as the shopping center in which Dairy Queen is situated. Am. Compl. at ¶¶2, 6. Co-Defendant, A.J. Trunzo, Inc. ("A.J. Trunzo"), operates a snow and ice removal company. *Id.* at ¶3. A.J. Trunzo had a contract with Bethlehem Properties whereby A.J. Trunzo provided snow and ice removal services at Dairy Queen. *Id.* at ¶4.

Plaintiffs filed their Amended Complaint on November 24, 2014, which alleged negligence. Bethlehem Properties filed its Motion for Summary Judgment on September 28, 2015. Plaintiffs filed their Brief in Opposition to the same on February 22, 2016. On March 14, 2016, A.J. Trunzo joined in Bethlehem Properties' Motion for Summary Judgment.

This matter was placed on the April 26, 2016 Argument List and submitted on brief.

II. *Discussion*

A. *Legal Standard*

After the relevant pleadings are closed, but within such time as to not unreasonably delay trial, any party may move for summary judgment. Pa. R.C.P. 1035.2. Summary judgment, in whole or in part, is proper "whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report," and the "moving party is entitled to relief as a matter of law." Pa. R.C.P. 1035.2(1); *Reeves v. Middletown Athletic Ass'n,* 866 A.2d 1115, 1124-25 (Pa. Super. 2004) quoting *Downey v. Crozer-Chester Medical Center,* 817 A.2d 517, 524 (Pa. Super. 2003). The moving party bears the burden of proving that no genuine issues of material fact exist. *Burger v. Owens Illinois, Inc.,* 966 A.2d 611, 614 (Pa. Super. 2009). Moreover, the record is viewed in the light most favorable to the non-moving party. *New York Guardian Mortgage Corporation v. Dietzel,* 362 Pa. Super. 426, 429, 524 A.2d 951, 952 (1987). "Thus, summary judgment is proper only when the uncontr[o]verted allegations in the pleadings, depositions, answers to interrogatories, admissions of record, and submitted affidavits demonstrate that no genuine issue of material fact exist[s], and that the moving party is entitled to judgment as a matter of law." *Burger,* supra.

B. *Legal Discussion*

Defendants' Motion for Summary Judgment asserts that it is protected from liability under the "Hills and Ridges" doctrine. Generally, "Pennsylvania law does not impose an absolute duty on property owners to keep their premises and abutting sidewalks completely free from snow and ice at all times." *Beck v. Holly Tree Homeowners Ass'n,* 689 F. Supp. 2d 756, 762 (E.D. Pa. 2010). In *Rinaldi v. Levine,* 406 Pa. 74, 176 A.2d 623 (1962), our Supreme Court reasoned that "to hold otherwise would require the impossible in view of the climatic conditions." *Id.* at 78, 176 A.2d at 625.

The requirements for this doctrine are set forth in *Rinaldi:*

> It is encumbent [sic] upon a plaintiff in such situation to prove: (1) that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians travelling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall. Absent proof of *all* such facts, plaintiff has no basis for recovery. ... Moreover, the burden is upon a plaintiff to prove not only that there was an accumulation of snow and ice on the sidewalk but that such accumulation, whether in the form of ridges or other elevations, was of such size and character to constitute a substantial obstruction to travel.

Id. at 78-79, 176 A.2d at 625-26 (internal citations omitted) (emphasis in original). However, there are significant exceptions to the "Hills and Ridges" doctrine. In *Bacsick v. Barnes,* 234 Pa. Super. 616, 341 A.2d 157 (1975), our Superior Court cautioned that "the 'hills and ridges' doctrine may be applied only in cases where the snow and ice complained of are the result of an *entirely natural accumulation,* following a recent snowfall." *Id.* at 621, 341 A.2d at 160 (emphasis added).

This exception has been further clarified by Pennsylvania courts. First, the "Hills and Ridges" doctrine does not apply where there is a "localized, isolated patch of ice and the conditions in the community are not generally slippery." *Beck,* supra at 762-63. That is, when compared to generally slippery conditions, "specific, localized, isolated patch[es] of ice" are "comparatively easy for a property owner to take the necessary steps to alleviate the condition, while at the same time considerably more difficult for the pedestrian to avoid it even exercising the utmost care." *Williams v. Shultz,* 429 Pa. 429, 433, 240 A.2d 812, 814 (1968). Second, the doctrine does not apply "when an icy condition is caused by the defendant's neglect, such as where a defective hydrant, water pipe or drain caused the icy con-

dition." *Beck,* supra at 763 quoting *Williams v. United States,* 507 F. Supp. 121, 123 (E.D. Pa. 1981).

In *Harvey v. Rouse Chamberlin, Ltd.,* 901 A.2d 523 (Pa. Super. 2006), Nancy Harvey ("Ms. Harvey") was taking a walk in the development in which she lived when she slipped and fell on black ice. *Id.* at 525. It snowed the night before, and the roads had since been plowed. *Id.* At the time of her fall, Ms. Harvey was walking on the road because there was still snow on the sidewalk, and the road appeared "clear and dry." *Id.* Ms. Harvey and her husband filed suit against the developer who owned the road, and the excavating company that contracted with the developer to provide snow removal services in the development. *Id.* The case went to trial, and at the close of the Harvey's case-in-chief, the appellees moved for a compulsory nonsuit based on the "Hills and Ridges" doctrine. *Id.* The trial court granted the appellee's motions for nonsuit, finding that the doctrine precluded a finding of liability and distinguishing the case from *Bacsick. Id.* In granting the appellee's motions for nonsuit, the trial concluded that "no indication can be found that the black ice that caused [Ms. Harvey]'s fall was a result of human interference. The *resulting* black ice was a natural condition." *Id.* at 527.

On appeal, our Superior Court reversed the trial court's granting of a nonsuit and found that the Harveys were not precluded under the "Hills and Ridges" doctrine. The court compared the facts to *Bacsick,* reasoning

> Just as in Bacsick, the evidence introduced by Appellants in this case suggests that the condition of the land was influenced by human intervention. In other words, given Watts' interaction with the *snow via* plowing, the *ice* in this case could not have been 'the result of an *entirely natural* accumulation.'

Id. Our Superior Court also found that whether the snow removal company applied a sufficient amount of salt to the road was a factual issue that barred the granting of a nonsuit. *Id.*

In *Hymes v. Great Lakes Warehouse,* No. CIV.A. 11-248, 2014 WL 1022462 at *7 (E.D. Pa. Mar. 17, 2014), the plaintiffs relied on *Harvey.* The plaintiff slipped on ice and asserted that prior to the plaintiff's fall, someone swept the area, which uncovered or produced the icy area. *Id.* However, the plaintiffs could not identify who swept the steps or offer any evidence to suggest a causal connection between the sweeping and the icy conditions. *Id.* The court distinguished the case from *Harvey,* reasoning "[t]his is unlike the situation in Harvey, where it was an established fact that the ice patch in which the plaintiff fell was caused by the defendant's plowing." *Id.*

The facts in *Harvey* are nearly synonymous to the facts in the matter before this Court. Ms. Byerley slipped on black ice following snowfall and after A.J. Trunzo plowed and salted the parking lot. Here, as in *Harvey,* the parties disagree as to whether the black ice was caused by natural accumu-

lation or by human interference. Defendants maintain that A.J. Trunzo distributed approximately four tons of salt between February 13, 2013 and the morning of February 14, 2013, and accordingly, "the formation of ice, if any, was a natural accumulation, and not the result of the snow removal/deicing activities." Br. Supp. Mot. Summ. J. 12. In contrast, Plaintiffs assert that the "problem of ice on the parking lot was not from the natural accumulation of snow but rather from the plowing of the snow into an area close to the accident site. When the accumulated snow thawed, it ran into the subject area where it refroze." Pls.' Br. Opp'n. Mot. Summ. J. 8.

Plaintiffs draw support from the depositions of Steven Trunzo, the Vice-President of A.J. Trunzo, and Robert Albert, who worked for Bethlehem Properties. *Id.* at 7-8. Plaintiffs assert that these depositions expose a "melting-refreezing problem" and support their contention that the black ice was not caused by the natural accumulation of snow. *Id.* In their depositions, Steven Trunzo and Robert Albert both recounted an incident that occurred during the 2012 to 2013 winter season in another portion of the parking lot located in the same shopping center as Dairy Queen. *Id.* at Ex. B 33:3-20, Ex. C 22:7-19, 33:12-35:1. A.J. Trunzo plowed snow into a pile, and due to a drainage problem, the melting snow backed up and froze, causing ice. *Id.*

Harvey focused on the snow removal company's "interaction" with the snow (plowing) in concluding that "the *ice* in this case could not have been 'the result of an entirely natural accumulation.'" We employ the same reasoning. When it salted and plowed the Dairy Queen parking lot, A.J. Trunzo *interacted* with the snow. However, we note that in *Harvey,* Ms. Harvey was only walking on the road because the adjacent sidewalk was not yet cleared of snow. Therefore, the interaction with the snow was more pronounced than in the present case. It remains unclear whether A.J. Trunzo's actions caused the black ice, but still, Plaintiffs present more evidence of a causal connection between A.J. Trunzo's actions and the black ice than the plaintiffs in *Hymes.* Additionally, and perhaps most dispositive, the depositions of Steven Trunzo and Robert Albert provide anecdotal evidence that plowing and salting methods can create ice, and in fact, during the winter preceding Ms. Byerley's slip and fall, A.J. Trunzo's plowing created icy conditions in a different section of the same parking lot.

Thus, in viewing the pleadings in the light most favorable to Plaintiffs, as the non-movants, we recognize that a factual issue remains: whether the black ice was the result of Defendants' snow removal process and/or alleged negligence. If this factual issue were resolved in favor of Defendants, then the black ice was presumably "the result of an entirely natural accumulation," and the "Hills and Ridges" doctrine applies. However, these inquiries are issues of fact, and consequently, these are questions for a jury to decide.

Therefore, we deny Defendants' Motion for Summary Judgment, and we need not consider Defendants' additional arguments as to the individual elements of the "Hills and Ridges" doctrine.

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