

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA May 19, 2016

NO. 20

**Jane Doe, Plaintiff v. Min Taek Kim, Angela Kim, Richard Kim, Ace Academy,
LLC, Ace Education USA, the Diocese of Allentown, Pius X High School, Inc.
and Father Tom Doe, Defendants**

CONTENTS

Bar News	3	Firm Announcement	41
Corporate Fictitious Name Registration Notice	9	Legal Notices	9
Estate and Trust Notices	4	Limited Liability Company Notice	9
Fictitious Name Registration Notice	8	Office Building for Rent	11
		Real Estate Auction	11
		Sheriff's Sales	11

INSERT: Blue: 1. BarBuddies

2. 2016 Calendar

3. 2016 Bench Bar Conference

4. Find us on: facebook

Cream: 1. Charlotte Knights vs. Lehigh Valley Iron Pigs

2. 2016 Summer Outing

3. "Fourth and Long: How the Sandusky Amendments Have Changed the
Legal Playing Field"

4. PA CLE Requirements

NOTICE TO THE BAR...

Save the Dates – October 6-8, 2016

NCBA Bench Bar Conference

Cambridge, Maryland

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

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Edward P. Shaughnessy, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Iron Pigs Game

Thursday, June 30, 2016
6:00 p.m. @ Coca Cola Park.

Summer Outing

Thursday, July 21, 2016

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?

Your 2016 President, Alyssa Lopiano-Reilly, has added the Barristers Boast to the agenda during our Association meetings. She would like to mention good news items about our members at all of the Association meetings.

Good news items should be sent to: marybeth@norcobar.org.

We have too many high-sounding words, and too few actions that correspond with them. ~ Abigail Adams

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**BOND, CHRISTOPHER E. a/k/a
CHRIS E. BOND, dec'd.**

Late of Bethlehem, Northampton County, PA

Executrix: Mary Anne Covert 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

BOYLE, CLAIRE S., dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Executrix: Patricia M. Fritz, 17 Devonshire Drive, Easton, PA 18045

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

ECKHART, FLORENCE I., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executors: Paul G. Eckhart, Jr. and Dale E. Eckhart 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

**GREEN-EMERY, JANET L. a/k/a
JANET GREEN-EMERY a/k/a
JANET GREEN, dec'd.**

Late of Easton, Northampton County, PA

Executrix: Jeanette Hutwagner a/k/a Jeannette C. Hutwagner c/o Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

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

**HORN, HELEN E. a/k/a HELEN
EVELYN HORN, dec'd.**

Late of the Township of Upper Mount Bethel, Northampton County, PA

Executrix: Lynn B. Coyle 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

JOHNSON, MELODY ANN, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Walter A. Johnson, 4181 Farmersville Road, Easton, PA 18045

Attorneys: James L. Pfeiffer, Esquire, Pfeiffer & Bruno, PC, P.O. Box 468, Easton, PA 18044-0468

MUGAVERO, ANNA, dec'd.

Late of Washington Township,
Northampton County, PA

Executrix: Regina Mugavero,
1736 Kunkletown Road, Sciota,
PA 18354

Attorney: Vance E. Meixsell,
Esquire, P.O. Box 209, Sciota,
PA 18354

SEIFERT, HELEN F., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: Clinton Seifert c/o
Daniel E. Cohen, Attorney,
Seidel, Cohen, Hof & Reid, L.L.C.,
3101 Emrick Blvd., Suite 205,
Bethlehem, PA 18020

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

SHANKWEILER, EVELYN M.,
dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Judy A. Merola, 3547
Sutton Place, Bethlehem, PA
18020

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

**SIEGFRIED, ARLENE M. a/k/a
ARLENE SIEGFRIED**, dec'd.

Late of the Township of Bushkill,
Northampton County, PA

Executrix: Natalie Siegfried 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

SILFIES, STANLEY E., dec'd.

Late of the Borough of Walnut-
port, Northampton County, PA

Executrix: Linda Bowman, 4214
Butternut Drive, Walnutport, PA
18088

Attorney: Richard D. Director,
Esquire, 352 Fifth Street, Suite
A, Whitehall, PA 18052

WALTER, GERALDINE M., dec'd.

Late of the Borough of Wind Gap,
Northampton County, PA

Executors: Larry L. Walter, 105
W. St. Elmo St., Nazareth, PA
18064 and Sandra A. Wagner,
227 S. Spruce St., Nazareth, PA
18064

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

**WILKINSON, DANIEL LEE a/k/a
DANIEL L. WILKINSON** dec'd.

Late of Easton, Northampton
County, PA

Executor: Scott E. Wilkinson 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

**WOLFF, EDWARD P. a/k/a
EDWARD WOLFF**, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administrator: Steven N.
Goudsouzian

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

SECOND PUBLICATION**CHASZAR, HELEN L. a/k/a
HELEN CHASZAR**, dec'd.

Late of the Borough of Heller-
town, Northampton County, PA

Executor: Stephen J. Chaszar
c/o Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

Attorney: Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

**EISENHART, SANDRA a/k/a
SANDRA O. EISENHART**, dec'd.

Late of 1673 Creek View Road,
Bethlehem, Northampton
County, PA

Executrix: Shannon Shuman,
3430 Honeysuckle Road,
Bethlehem, PA 18015

Attorney: Ronald E. Corkery,
Esquire, 352 Fifth Street, Ste. A,
Whitehall, PA 18052

**ERDIE, CATHERINE a/k/a
CATHERINE A. ERDIE**, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executors: Kathleen Stampf and
Matthew Erdie 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

**FRACE, WILLARD S. a/k/a
WILLARD S. FRACE, JR.**, dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Tammy Comstock c/o
Barbara Rush Renkert, Esquire,
2120 Northampton Street,
Easton, PA 18042

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

HARTUNG, ADRAIN C., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Christopher S. Vasvari
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

KOSTELNIK, HELEN R., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Mary K. Aylward
c/o Mary Ann Snell, Esquire,
3400 Bath Pike, Suite 311,
Bethlehem, PA 18017

Attorney: Mary Ann Snell,
Esquire, 3400 Bath Pike, Suite
311, Bethlehem, PA 18017

**KOVACH, GERTRUDE L. a/k/a
GERTRUDE LUCILLE
KOVACH**, dec'd.

Late of Hellertown, Northampton
County, PA

Administrator: John S. Kovach,
Jr. c/o Richard D. Gorski,
Esquire, 2029 West Union St.,
Allentown, PA 18104

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

**KRADJEL, BERNADINE M. a/k/a
BERNADINE K. KRADJEL
a/k/a BERNADINE KRADJEL**,
dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Executor: Richard J. Kradjel, Jr.
c/o Lawrence Center, Esquire,
44 E. Broad St., Suite 15,
Bethlehem, PA 18018

Attorney: Lawrence Center,
Esquire, 44 E. Broad St., Suite
15, Bethlehem, PA 18018

NOTHSTEIN, RACHEL A., dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Janet D. Klose, 4443 Cedar Drive, Walnutport, PA 18088

Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

ROTH, BARBARA J., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Debra L. Roth, 9 Mauch Chunk Street, Nazareth, PA 18091

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

STIEGER, KATHLEEN A., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Michelle K. Pritchard c/o Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

WALLACE, LUCILLE W. a/k/a LUCILLE WALLACE, dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Administratrix: Kay F. Wunderly 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

WEEKS, BEVERLY A., dec'd.

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

Executor: James M. Weeks c/o Lawrence Center, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018

Attorney: Lawrence Center, Esquire, 44 E. Broad St., Suite 15, Bethlehem, PA 18018

THIRD PUBLICATION**FEHR, DAVID A. a/k/a DAVID A. FEHR, SR.,** dec'd.

Late of Moore Township, Northampton County, PA

Administratrix: Eileen F. Fehr c/o Robert N. Rust, III, Esquire, 4461 Kohler Drive, Allentown, PA 18103

Attorney: Robert N. Rust, III, Esquire, 4461 Kohler Drive, Allentown, PA 18103

HASLET, C. JEANETTE a/k/a CLARA JEANETTE HASLET, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Nancy Lou Crouse

Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

KRONER, ROBERT L., dec'd.

Late of Bethlehem, Northampton County, PA

Robert L. Kroner Declaration of Trust dated August 29, 2007, as amended November 7, 2013

Trustee: Peter P. Perry, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

NEWHARD, MARYANN a/k/a MARY G. NEWHARD, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Francis Mingora c/o Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60

West Broad Street, Ste. 303,
Bethlehem, PA 18018-5721
Attorneys: Paul A. Florenz,
Esquire, Kolb, Vasiliadis and
Florenz, LLC, 60 W. Broad St.,
Ste. 303, Bethlehem, PA 18018-
5721

**SAVINO, FRANCES a/k/a
FRANCES G. SAVINO**, dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Co-Executors: William F. Savino
and Anne F. Barracca c/o Mark
P. Albright, Esquire, 403 Main
Street, Hellertown, PA 18055-
1721

Attorney: Mark P. Albright,
Esquire, 403 Main Street, Heller-
town, PA 18055-1721

SCHWEDER, MARY L., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: J. Michael Schweder
c/o Christopher T. Spadoni,
Esquire, 1413 Easton Ave., P.O.
Box 522, Bethlehem, PA 18018
Attorney: Christopher T.
Spadoni, Esquire, 1413 Easton
Ave., P.O. Box 522, Bethlehem,
PA 18018

SIMONS, ANNE MARIE, dec'd.

Late of the Borough of Bangor,
Northampton County, PA
Executrix: Patricia Ackerman
a/k/a Patricia L. Ackerman c/o
Brian F. Achey, Esquire, Law
Offices of Edward J. McKarski,
901 West Lehigh Street,
Bethlehem, PA 18018
Attorneys: Brian F. Achey,
Esquire, Law Offices of Edward
J. McKarski, 901 West Lehigh
Street, Bethlehem, PA 18018

**STOUT, ASHER F. a/k/a BUD
STOUT**, dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: James M. Stout 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

STRELECKI, DONALD, dec'd.

Late of the Borough of Northamp-
ton, Northampton County, PA
Executrix: Karol Strelecki c/o
Gardner Law Office, 740 Main
Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office,
740 Main Street, Bethlehem, PA
18018

**SUIDA, AMELIA C. a/k/a AMELIA
L. SUIDA a/k/a AMELIA
SUIDA**, dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Executor: Robert L. Yurasits,
5210 Hanoverville Road,
Bethlehem, PA 18017
Attorney: James J. Holzinger,
Esquire, 1216 Linden Street,
P.O. Box 1409, Bethlehem, PA
18016

WAITKAITIS, EDWARD C., SR.,
dec'd.

Late of Bath, Northampton
County, PA
Administrator: Nicholas M.
Zanakos, Esquire, 742 North
Main Street, Bethlehem, PA
18018
Attorney: Nicholas M. Zanakos,
Esquire, 742 North Main Street,
Bethlehem, PA 18018

**FICTITIOUS NAME
REGISTRATION NOTICES**

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

wealth of Pennsylvania on January 27, 2016 for:

AirCam Productions

located at: 312 Adaire Court, Northampton, PA 18067. The name and address of the individual interested in the business is: Jason Balkov, 312 Adaire Court, Northampton, PA 18067. This was filed in accordance with 54 Pa. C.S. 311.

May 19

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

BROKEN BRANCH CREATION

with its principal place of business at: 2495 Martins Lane, Hellertown, PA 18055.

The name and address of the individual owning or interested in said business is: Robert M. Ruhe, 2495 Martins Lane, Hellertown, PA 18055.

The certificate was filed on April 3, 2016.

May 19

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN, that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), by the following corporation:

The name of the Domestic Limited Liability Company is:

HANEY HITTING, LLC

with its principal place of business at: 3489 Drifting Drive, Hellertown, Pennsylvania 18055.

The certificate was filed on January 11, 2016.

MICHAEL F. CORRIERE, ESQUIRE
CORRIERE AND ANDRES, LLC

433 East Broad Street

P.O. Box 1217

Bethlehem, PA 18016-1217

May 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on May 3, 2016 the petition of Izaiah Rivera was filed in Northampton County Court of Common Pleas at no. c40cv2016 seeking to change the name of petitioner from Izaiah Rivera to Christa Rivera. The court has fixed June 3, 2016 at 9 a.m., courtroom 4 at Northampton County Courthouse as the date for the hearing of the petition. All persons interested in the name change may appear and show legal cause, if any they have, why the petition should not be granted.

May 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 25, 2016, the Petition of Jamie Labar was filed in Northampton County Court of Common Pleas at No. C-48-CV-2016-2122, seeking to change the name of minor child from Michael Ross Sterling to Michael Ross Labar. The Court has fixed Friday, June 24, 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.

May 19

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**
INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS

In Re: A.M.V.G. and R.M.V.G.
Minor Children

NO. 2016-0051-0052

NOTICE

TO: Luz Celenia Morales-Garcia,
mother

A Petition has been filed asking the Court to put an end to all rights you have to your children listed above. The Court has set a hearing concerning your parental rights to your children. That hearing will be held in Courtroom No. 4, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on May 31, 2016 at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children will be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. You may also have rights under ACT 101, and a notice explaining your rights under this act is included with all your legal papers.

If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services:
North Penn Legal Services
65 E. Elizabeth Ave.
Suite 903
Bethlehem, PA 18018
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, 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

May 19

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),
A CORPORATION ORGANIZED
AND EXISTING UNDER THE
LAWS OF THE UNITED
STATES OF AMERICA

Plaintiff

vs.

ATHENA S. STAMUS, in her
capacity as Co-Administrator
and Heir of the Estate of
NIKOLAS STAMUS

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
NIKOLAS STAMUS, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
SPIROS P. STAMUS, DECEASED

Defendants

NO. C-48-CV-2016-2268

NOTICE

TO: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SPIROS P. STAMUS, DECEASED and UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NIKOLAS STAMUS, DECEASED

You are hereby notified that on March 24, 2016, Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, Pennsylvania, docketed to No. C-48-CV-2016-2268. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 240 SKYLINE DRIVE, EASTON, PA 18042-7025 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

May 19

OFFICE BUILDING FOR RENT

Available near Northampton County Courthouse, located at 720 Washington Street, Easton, PA. Ideal for two to three lawyers to share the cost. This building includes: receptionist work station and waiting area; three spacious offices; conference room and table; kitchen; and a bathroom on each floor. If interested, please call (610) 392-9249.

May 19, 26; June 2

REAL ESTATE AUCTION

Northampton County Orphans' Court, Thursday, June 16, 2016 at 5:00 p.m., 1332 Walnut Drive, Danielsville, PA 18038, O.C. No. 2015-0455. Estate of Jerry Petrycia. TERMS 10% Deposit. Inspection 1 hr. prior, 10% Buyer's Premium. ESTATE MANAGEMENT SERVICES, A.L.G. Auction Company AU005855-L, Auctionzip.com.

May 19, 26; June 2

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on June 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 delin-

quent 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-2015-08795**

Location:

508 City View Drive, Nazareth, PA
18064

Parcel ID:

J8 3 4-6 0432

Reputed Owners:

Erin Sparrold and Scott Sparrold
All that certain part or parcel of
land with the improvements thereon
erected located in Upper Nazareth
Township, Northampton County,
Commonwealth of Pennsylvania, as
shown on the plans of Schoeneck
Terrace Subdivision, prepared by
Benchmark Civil Engineering
Services, Inc, dated July 27, 2001,
and last revised May 30, 2002, as
recorded in the Office of the Recorder
of Deeds for Northampton County,
Pennsylvania, in Map Book 2002-5
at page 184.

Being known and numbered as
Scott Sparrold and Erin Sparrold by
deed from Paul Stepniak Land
Holding, Inc., dated 11/28/2005 and
recorded 12/6/2005 in Book 2005-1
Page 492432.

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-2013-08726**

Location:

524 Ellen Street, Hellertown, PA
18055

Parcel ID:

Q7SW3C 5 6 0715

Reputed Owner:

Marie King, in her Capacity as
Administrator of the Estate of
Gertrude M. Barron aka Gertrude
Barron, Deceased

ALL THAT CERTAIN LOT OR
PIECE OF LAND LYING AND BEING
IN THE BOROUGH OF HELLERTOWN,
COUNTY OF NORTHAMPTON AND
COMMONWEALTH OF PENNSYLVANIA,
AND KNOWN ON PLAN OF LOTS OF
RENTZHEIMER FARM PREPARED BY
LEONARD M. FRAIVILLIG CO. ENGINEERS,
ON 10/16/1951, AND ENTERED OF
RECORD IN THE OFFICE FOR THE
RECORDING OF DEEDS IN AND FOR
THE COUNTY OF NORTHAMPTON IN
BOOK OF MAPS #12 PAGE 65,
BLOCK J, LOT #5.

BEING THE SAME PREMISES
GRANTED AND CONVEYED UNTO
GERTRUDE M. BARRON, TRUSTEE
OF THE GERTRUDE M. BARRON
REVOCABLE LIVING TRUST, BY
DEED FROM GERTRUDE M. BARRON,
DATED MAY 17, 2004, RECORDED
NOVEMBER 15, 2004 IN THE
NORTHAMPTON COUNTY CLERK'S/
REGISTER'S OFFICE AS INSTRUMENT
NUMBER 200407-0737.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12059**

Location:

2201 Ridge Road, Bangor, PA
18013

Parcel ID:

C10 20 4A 0131

Reputed Owners:

Edward S. Tudge and Donna Procanyn

ALL THAT CERTAIN property in the Upper Mount Bethel Township, County of Northampton and Commonwealth of Pennsylvania, Parcel ID # C10-20-4A, being more fully described in Deed dated April 16, 2007, and recorded July 3, 2007, in the land records of the County and State set forth above, in Deed Book 2007-1, page 244737.

BEING THE SAME PREMISES which Edward S. Tudge and Donna Procanyn, as joint tenants with the right of survivorship, by Deed dated August 1, 2014 and recorded November 13, 2014 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2014-1, Page 199797, granted and conveyed unto EDWARD S. TUDGE.

Improvements:

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

Attorney:

Harry B. Reese, Esquire

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10219**

Location:

1815 Chianti Place, Easton, PA 18045

Parcel ID:

N8 23 11 0205

Reputed Owners:

Richard E. Cornell and Sherry B. Cornell

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township

of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 51 on the Final Subdivision Plan of Phase I of the Vineyard at Wagner Farms as recorded in Map Book 1995-5, Page 263 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania.

BEING THE SAME PREMISES which Wagner Enterprises, LTD., A Pennsylvania Corporation, by Deed dated 8/30/96 and recorded 9/5/96, in Deed Book 1996-1, Page 92888, and Instrument #1996030254, granted and conveyed unto Richard E. Cornell and Sherry B. Cornell, husband and wife, as tenants by the entireties, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10547**

Location:

2104 Freemansburg Avenue, Easton, PA 18042

Parcel ID:

L9SW4C 20 28 0837

Reputed Owner:

Martin J. Frankenfield, Esq.

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH ONE-HALF OF A DOUBLE BRICK DWELLING HOUSE THEREON ERECTED, KNOWN AS NO. 2104 FREEMANSBURG AVENUE, SITUATE ON THE SOUTH SIDE OF SAID FREEMANSBURG AVENUE IN THE BOROUGH OF WILSON, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING the same premises which Gloria Ines Quiles, by Deed dated 03/05/2004 and recorded 03/11/2004 in the Office for the Recording of Deeds, in and for the County of Northampton, as Instrument #2004017144 granted and conveyed unto Martin J. Frankenfield, III, as sole owner.

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09510**

Location:

507 George Street, Pen Argyl, PA 18072

Parcel ID:

E8NE1C 7 7 0625

Reputed Owner:

Neil M. Primus

ALL THOSE CERTAIN lots, tracts or pieces of ground situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING the same premises which ReMerica Properties Inc., by Deed dated 01/17/2014 and recorded 01/23/2014 in the Office for the Recording of Deeds, in and for the County of Northampton, in Deed Book 2014-1 page 12468 granted and conveyed unto Neil M. Primus.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10257**

Location:

1391 Stewart Street, Northampton, PA 18067

Parcel ID:

M4NW1B 19 31 0522

Reputed Owner:

Scott M. Sramek

ALL THAT CERTAIN message or tenement and half of a double frame dwelling situate on the East side of Stewart Street, in the Borough of Northampton, Northampton County, Pennsylvania.

BEING the same premises which Federal National Mortgage Association a/k/a FANNIEMAE, by Deed dated 12/11/2006 and recorded 12/19/2006 in the Office for the Recording of Deeds, in and for the County of Northampton, in Deed Book 2006-1 page 520644 granted and conveyed unto Scott M. Sramek.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09509**

Location:

202 Division Street, Portland, PA 18351

Parcel ID:

C11NE2B 3 4 0127

Reputed Owner:

Douglas C. Housel

ALL THAT CERTAIN message, tenement and lot of land situated in the Borough of Portland, in the

County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Tracy Ann Collumb, by her deed dated 8/14/2003 and recorded 08/26/2003 in the Office for the Recorder of Deeds in and for the County of Northampton, at Easton, Pennsylvania, in Record Book Volume 2003-1, page 347676, granted and conveyed unto Douglas C. Housel.

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09428**

Location:

1960 Greenleaf Street, Bethlehem, PA 18017

Parcel ID:

M7SW3 6 3 0204

Reputed Owner:

Carole J. Dowling

ALL THAT CERTAIN dwelling house, together with lot or piece of ground upon which the same is erected, being known as No. 1960 Greenleaf Street, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being further known as Lot No. 22, as shown on the Plan of East Hills, Section No. 4 said Map or Plan being recorded in Map Book Volume 13, Page 49, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Carole J. Dowling, by Deed from Jeffrey S. Haas and Jennifer L. Haas, husband and wife, dated 06/12/2009, recorded 6/22/2009 in Book 2009-1, Page 155924.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06593**

Location:

1134 Old Gate Road, Northampton, PA 18067

Parcel ID:

L4 17 1-3 0501

Reputed Owners:

Terry A. Fritz and Tammy Fritz aka Tammy L. Fritz

ALL THAT lot, certain parcel, or tract of land situate along the westerly side of Old Gate Road, Township of Allen, County of Northampton, Commonwealth of Pennsylvania, as shown as Lot 3 on the subdivision plan for Wynne Field Estates, recorded in the Office for the Recording of Deeds, Easton, Northampton County, in Map Volume 2004-5 Page 379.

TITLE TO SAID PREMISES IS VESTED IN Terry A. Fritz and Tammy L. Fritz, h/w, by Deed from Terry A. Fritz and Tammy L. Fritz, h/w, dated 08/17/2011, recorded 09/02/2011 in Book 2011-1, Page 182131.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03839**

Location:

2164 East Best Road, Bath, PA 18014

Parcel ID:

G6 16 26B-1 0520

Reputed Owners:

Maryann M. Murphy and James F. Murphy

ALL THAT CERTAIN tract or parcel of land situate on the Northerly side of Township Route 573 in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James F. Murphy and Maryann M. Murphy, h/w, by Deed from Maryann M. Murphy, dated 02/22/2007, recorded 03/06/2007 in Book 2007-1, Page 84592.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09173**

Location:

1532 Bushkill Street, Easton, PA 18042

Parcel ID:

L9SW2B 1 1A 0837

Reputed Owners:

Lena Hicklin aka Lena M. Hicklin and Troy Pittman

All those certain lots or pieces of land, being Lots Nos. 112, 113 and the easterly one-half of 114 on Plan of Atwater Properties, Spring Gardens Section, situate in the Borough of Wilson, County of Northampton, and Commonwealth of Pennsylvania.

Title to said Premises vested in Troy Pittman and Lena Hicklin by Deed from John P. Whisenant and Joan M. Whisenant dated 09/08/2004 recorded 09/08/2004 in the Northampton County Recorder of Deeds in Book 2004-1, Page 352320.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07394**

Location:

1317 Northampton Street, Easton, PA 18042

Parcel ID:

L9SW2B 15 16 0310

Reputed Owner:

Tanya Davis

All that certain house and lot or piece of land situated on the north side of Northampton Street in said City of Easton, County of Northampton and State of Pennsylvania, between 13th and 14th Street.

BEING THE SAME PREMISES which Pirtpal Singh and Sukhjinder Kaur, husband and wife, by Deed dated 7/24/02 and recorded 7/30/02 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2002-1, Page 196928, and Instrument #200203-9458, granted and conveyed unto Tanya Davis, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06705**

Location:

1350 Vienna Street, Northampton, PA 18067

Parcel ID:

M4NW2D 1 6 0522

Reputed Owner:

Rosa Holderman

ALL THAT CERTAIN messuage or tenement and half of a double frame house with lot appurtenant thereto, situate on the West side of Vienna Street, between 13th Street and Kalusky Avenue in the 4th Ward (formerly the 2nd Ward) of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

IT BEING THE SAME PREMISES which Andrew D. Check, by deed recorded April 9, 2010, in the Office of the Recorder of Deeds in and for Northampton County in Book 2010-1, Page 65208, granted and conveyed unto Rosa Holderman.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10860**

Location:

11 W. 2nd Street, Unit 224, Bethlehem, PA 18015

Parcel ID:

P6 2 224 0204

Reputed Owners:

Dave J. Rank aka David J. Rank and Frances A. Rank

ALL THAT CERTAIN UNIT, designated as 11 W. Second Street, Suite 224, being Unit #224 in the Lehigh Riverport Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Dave J. Rank and Frances A. Rank BY DEED FROM Lehigh Riverport Realty, L.P. successor by merger to Lehigh Riverport Development LLC DATED 09/27/2006 RECORDED 12/27/2006 IN DEED BOOK 2006-1 PAGE 531818.

Improvements:

Thereon being erected a condominium style dwelling.

Attorney:

Elizabeth L. Wassall, Esquire

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12556**

Location:

480 Lake Minsi Drive, Bangor, PA 18013

Parcel ID:

C9 3 14 0131

Reputed Owner:

Donald P. Myre

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

TITLE TO SAID PREMISES IS VESTED IN Donald P. Myre, his heirs and assigns forever, by Deed from Derek Pfeiffer and Melissa Anderson, husband and wife, dated 11/21/2008, recorded 11/21/2008, in Book 2008-1, Page 309655, Instrument # 2008044175.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10340

Location:

2444 Hay Street, Easton, PA
18042

Parcel ID:

L9SW4C 14 3 0837

Reputed Owners:

Dale Kilpatrick and Maryann
Kilpatrick

ALL THAT CERTAIN lot or piece of
land together with the western
one-half of a double dwelling thereon
erected, situate on the south side of
Hay Street in the Borough of Wilson,
County of Northampton and State of
Pennsylvania, known as #2444 Hay
Street.

BEING THE SAME PREMISES
GRANTED AND CONVEYED UNTO
DALE KILPATRICK AND MARYANN
KILPATRICK, HIS WIFE BY
WARRANTY DEED FROM
FREDERICK E. GARDENER AND
MIRIAM A. GARDENER, HIS WIFE,
DATED AND RECORDED 11/
01/1976.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02425

Location:

390 Ramblewood Drive, Easton,
PA 18040

Parcel ID:

K9NE3 9 9 0311

Reputed Owners:

Brian Shedlock and Michele
Shedlock

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

TITLE TO SAID PREMISES IS
VESTED IN Brian Shedlock and
Michele L. Shedlock, husband and
wife by Deed from Signature Homes
by J.T. Maloney, Inc., a Pennsylvania
Corporation dated 11/26/1997,
recorded 12/04/1997 in Deed Book
1997-1, Page 135933.

Improvements:

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

Attorney:

Morris A. Scott, Esquire

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07497

Location:

445 Washington Drive, Walnut-
port, PA 18088

Parcel ID:

K2 2 4 0516

Reputed Owner:

John P. Reppert

ALL THAT CERTAIN messuage,
tenement and lot of ground situate in
Lehigh Township, Northampton
County, Pennsylvania.

BEING the same property
conveyed to John P. Reppert who
acquired title by virtue of a deed from
Jimmy A. Fritchman, dated May 21,
2009, recorded May 27, 2009, at
Deed Book 2009-1, Page 127482,
Northampton County, Pennsylvania
records.

Improvements:

Thereon being erected a cape cod
single style dwelling with vinyl siding

and shingle roof; detached one-car garage.

Attorney:

Michael E. Carleton, Esquire

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11853**

Location:

803 Packer Street, Easton, PA 18042

Parcel ID:

M9NW2C 9 1 0310

Reputed Owner:

W. Joseph Lamb, IV

ALL THAT CERTAIN lot or piece of land situate in the City of Easton, County of Northampton, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN W. Joseph Lamb, IV, by Deed from George J. Albus and Alana M. Albus, his wife, dated 04/30/2001, recorded 05/03/2001 in Book 2001-1, Page 75654.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05246**

Location:

153 E. Nesquehoning Street, Easton, PA 18042

Parcel ID:

L9SE3B 20 1 0310

Reputed Owners:

Gail Beasley and The Zachariah Group, LLC

ALL THAT CERTAIN property located in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

Being the same premises that Gail Beasley, now by marriage Gail Haebler by deed dated (insert most recent deed date) and recorded on 04/03/2014 in the office of Recorder of Deeds in and for NORTHAMPTON County, at Book 2011-1 and Page 8080, conveyed unto The Zachariah Group, LLC, Grantee herein.

Improvements:

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

Attorney:

Bradley J. Osborne, Esquire

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03655**

Location:

1620 Snyder Street, Bethlehem, PA 18017

Parcel ID:

N7SW1D 2 10 0204

Reputed Owner:

James D. Nechin

ALL THAT CERTAIN lots or pieces of land with dwelling No. 1620 Snyder Street erected thereon, situate in the 15th Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to James D. Nechin who acquired title by virtue of a deed from Deborah T. Colasanto, dated April 28, 2005, recorded May 9, 2005, at Deed Book 2005-1, Page 171260, Northampton County, Pennsylvania records.

Improvements:

Thereon being erected a cape cod single style dwelling with aluminum and brick exterior and shingle roof.

Attorney:

Michael E. Carleton, Esquire

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02086

Location:

508 Atlas Road, Northampton, PA
 18067

Parcel ID:

L4SE1 3 14 0501

Reputed Owner:

Shawn M. Jacobs

All that certain message or tenement and lot or piece of land situate on the North side of and known as No. 9 Lehigh Avenue, in the Township of Allen, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Shawn M. Jacobs who acquired title by virtue of a deed from Randy C. Silfies and Kim S. Silfies, husband and wife, dated March 31, 2005, recorded April 4, 2005, at Deed Book 2005-1, Page 117983, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11043

Location:

4073 Pine Hurst Drive, Northampton, PA 18067

Parcel ID:

M4 3 6-46 0501

Reputed Owner:

James W. Catrini

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as "Willow Green Condominium," located in Allen Township and

Borough of Northampton, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PROPERTY conveyed to James W. Catrini and Billie Sue Catrini, husband and wife, as Tenants by the Entireties by Deed from Willow Green Homes, L.P., a Pennsylvania Limited Partnership as recorded 03/21/2007 in Book 2007-1 at Page 103206 as Document 2007012890.

Improvements:

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

Attorney:

Alicia M. Sandoval, Esquire

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10599

Location:

811 Elm Street, Bethlehem, PA
 18018

Parcel ID:

P6NE2A 9 15 0204

Reputed Owners:

Vickie L. Ridgick and Richard R. Ridgick, Jr.

The land hereinafter referred to is situated in the City of Bethlehem, County of Northampton and State of Pennsylvania.

Being the same premises granted and conveyed unto Richard R. Ridgick, Jr., and Vickie L. Ridgick, husband and wife by deed from Joann P. White, Attorney-in-Fact for Dorothy C. Mahoney, dated and recorded on 06/04/2001 as instrument number 2001021135 in Volume 2001-1 Page 099757, of Official Records.

Improvements:

Thereon being erected a ranch single style dwelling with stone and

aluminum exterior and shingle roof; attached one-car garage.

Attorney:

Matthew K. Fissel, Esquire

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03500**

Location:

2337 Forest Street, Easton, PA 18042

Parcel ID:

L9SW4C 2 14 0837

Reputed Owners:

Marvin Y. Martinez and Nailet Martinez

ALL THAT CERTAIN parcel of land in Northampton County, Commonwealth of Pennsylvania, as more fully described in Book 2005-1, Page 302425, ID# L9SW4C 2 14, being known and designated as a metes and bounds property.

BEING THE SAME PREMISES which Joseph M. McKenna, III and Constance McKenna, husband and wife, by Deed dated July 29, 2005 and recorded August 9, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2005-1, Page 302425, granted and conveyed unto MARVIN Y. MARTINEZ and NAILET MARTINEZ, husband and wife.

Improvements:

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

Attorney:

Matthew J. McDonnell, Esquire

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05807**

Location:

116 North 10th Street, Easton, PA 18042

Parcel ID:

L9SE1A 11 1 0310

Reputed Owners:

Elsa Mercedes Garcia and Alvaro Garcia Castano

ALL THAT CERTAIN lot or piece of land situate at the Southwest corner of Tenth and Willow Streets, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground situate on the West side of Tenth Street in the City of Easton.

Title to said premises is vested in Elsa Mercedes Garcia and Alvaro Garcia Castano, husband and wife, by deed from Groff Real Estate Investments, A Pennsylvania Partnership dated February 18, 2005 and recorded February 25, in Deed Book 2005-1, Page 69168.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01146**

Location:

91 Starseed Drive, Bangor, PA 18013

Parcel ID:

F9 19 6A-1 0134

Reputed Owners:

George R. Kressler, Jr. and Ana S. Sierra

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

BEING THE SAME PREMISES which MARK A. TATTERSHALL and LISA K. TATTERSHALL, his wife, did

by deed dated July 31, 2008, and recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania in Record Book 2008-1, Page 231892, granted and conveyed unto GEORGE R. KRESSLER, JR. And ANA S. SIERRA, as joint tenants with the right of survivorship, Grantor hereof in fee.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04754**

Location:

634 High Street, Bethlehem, PA 18018

Parcel ID:

P6NE1C 4 10 0204

Reputed Owner:

Amelia Colon

ALL THAT CERTAIN message or tenement and parcel of land situate along the easterly side of High Street, between East North and East Broad Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 634 High Street according to the present city numbering, bounded and described according to survey made November 3, 1947, by Leonard M. Faivillig Company, Engineers, Bethlehem, Pennsylvania.

Being the same premises granted and conveyed unto Amelia Colon, as sole owner, by deed from Richard Zahm, dated 12/30/2005, recorded 01/24/2006 in the Northampton County Clerk's/Register's Office in Deed Book 2006-1, Page 33249.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02842**

Location:

1353 Ferry Street, Easton, PA 18042

Parcel ID:

L9SW2C 5 12 0310

Reputed Owner:

David J. Murray, II

ALL THAT CERTAIN lot or piece of land whereon is erected a frame dwelling house situated on the Northeast corner of Ferry Street and 14th Street in the City of Easton, Northampton County, Pennsylvania, containing in front on said Ferry Street 23 feet, more or less, and extending of that width in depth 79 feet, more or less.

BOUNDED on the North by property now or late of Hearl Oyer, on the East by property now or late of Albert Manierl, on the South by Ferry Street and on the West by 14th Street.

Being the same premises that HOGO PACHECO, UNMARRIED by deed dated 03/16/2011 and recorded on 04/04/2011 in the office of Recorder of Deeds in and for NORTHAMPTON County, at Book/ Page 2011-1/72816, conveyed unto David J. Murray, II, unmarried, Grantee herein.

Improvements:

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

Attorney:

Bradley J. Osborne, Esquire

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04193

Location:

1076 Del Drive, Walnutport, PA
 18088

Parcel ID:

H3 23 3-8 0516

Reputed Owners:

Tracy Casari and Scott Soltis

ALL THAT CERTAIN tract of land, with the improvements erected thereon, situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, (as shown on a final plan entitled "Grace Estates", dated 8/11/04, prepared by Lehigh Engineering Associates, Inc.,)

Title to said premises is vested in Tracy Casari and Scott Soltis, husband and wife, by deed from Wagner Enterprises, LTD dated April 29, 2009 and recorded June 15, 2009 in Instrument Number 2009020627.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03304

Location:

419 Cherry Street, Hellertown, PA
 18055

Parcel ID:

Q7SW3B 3 11 0715

Reputed Owners:

Ryan A. Wida and Sarah K. Wida

ALL THAT CERTAIN piece or parcel of land situated, lying and being in the Borough of Hellertown,

County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Ryan A. Wida and Sarah K. Wida by deed from Nicole L. Seifert and Tina Caputo dated march 23, 2007 and recorded March 27, 2007 in Instrument Number 2007013787.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09033

Location:

719 White Circle, Northampton,
 PA 18067

Parcel ID:

M4 1 1-23 0501

Reputed Owners:

Christine Nemeth aka Christine N. Brearman and Kenneth H. Brearman, Jr.

ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Township of Allen, Northampton County, Pennsylvania, designated as Lot No. 23 on the Plan of Penn's Chase, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol. 2001-5, Pages 323.

BEING THE SAME PREMISES which Kenneth H. Brearman, Jr. and Christine Nemeth, husband and wife, by Deed dated 5/24/06 and recorded 6/8/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 230686, granted and conveyed unto Kenneth H. Brearman Jr. and Christine Nemeth, husband and wife, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08617**

Location:

117 Jackson Avenue, Pen Argyl, PA 18072

Parcel ID:

E8NE2D 30 1 0625

Reputed Owners:

Holly Blakeslee and Sam Blakeslee

All that certain piece or parcel of land situated in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Sam Blakeslee and Holly Blakeslee, husband and wife who acquired title by virtue of a deed from Joan M. Repsher n/k/a Joan M. Hendershot, a married woman dated February 10, 2006, recorded March 16, 2006, at Deed Book 2006-1, Page 106826, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03501**

Location:

116 Newport Avenue, Northampton, PA 18067

Parcel ID:

M4 5 6G 0522

Reputed Owners:

Claudine Nelson and Travis Nelson

ALL THAT CERTAIN lot, parcel or tract of land situate along the westerly side of Newport Avenue in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Claudine Nelson and Travis Nelson, husband and wife, by deed from Phyllis I. Keglovits, married dated April 26, 2006 and recorded May 10, 2006 in Deed Book 2006-1, Page 184807, Instrument Number 2006028584.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10012**

Location:

2321 Park Avenue, Easton, PA 18045

Parcel ID:

L8NE3 7 5 0324

Reputed Owner:

Victoria Garcia

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

Title to said premises is vested in Victoria Garcia by deed from Felix Garcia, Jr. and Victoria Garcia, son and mother dated March 22, 2007 and recorded March 29, 2007 in Deed Book 2007-1, Page 116185, Instrument Number 2007014495.

Improvements:

Thereon being erected an A-Frame single style dwelling with vinyl and brick exterior and shingle roof.

Attorney:

Margaret Gairo, Esquire

No. 37**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02777****Location:**

220 Constitution Avenue, Hellertown, PA 18055

Parcel ID:

Q7SE4A 8 13 0715

Reputed Owner:

Cesar A. Lopez

All that Certain lot or piece of ground situate, lying and being in the Borough of Hellertown, in the County of Northampton, in the Commonwealth of Pennsylvania, consisting of and being designated as Lot No. 12, Block No. 11, on the Map entitled "Rentsheimer Farm Development, Section C, Mountainview Property of Bethlehem Steel Company located in Borough of Hellertown, Northampton County, Pennsylvania" dated November 6, 1947, Rev. April 13, 1948 which is filed in the Office for the Recorder of Deeds, etc., in and for said County of Northampton in Map Book Volume 12, page 9.

BEING the same property conveyed to Cesar A. Lopez who acquired title by virtue of a(n) Fee Simple Deed from David P. Barnes, dated August 16, 2006, recorded August 22, 2006, at Deed Book 2006-1, Page 341696, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 38**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11027****Location:**

1521 Center Street, Bethlehem, PA 18018

Parcel ID:

N6SE1C 21 5 0204

Reputed Owner:

Adam Gottwald

ALL THAT CERTAIN message or tenement and tract or piece of land commonly known as No. 1521 Center Street situate in the City of Bethlehem, County of Northampton,

Being the same premises granted and conveyed unto Adam Gottwald by deed from Stephen M. Barnes and Diane M. Barnes, husband and wife, dated 8/29/2005 and recorded 9/8/2005 in Book 2005-1 Page 348064.

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 39**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11088****Location:**

632 Atlantic Street, Bethlehem, PA 18015

Parcel ID:

P6SE2D 10 7 0204

Reputed Owners:

Karen Orban and Michael P. Orban

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the City of Bethlehem, in

the County of Northampton and State of Pennsylvania,

Being the same premises granted and conveyed unto Michael P. Orban, Sr. and Karen Orban, husband and wife by deed from Helen Bobeck, dated 3/16/2006 and recorded 3/12/2006 in Book 2006-1 page 111750.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10731**

Location:

103 Highlands Circle, Easton, PA 18042

Parcel ID:

M10 2 10-31 0310

Reputed Owners:

Jane Mbevi and Josephat Nzusyo and United States of America and United States of America c/o The United States District Court for the Eastern District of PA

ALL THAT CERTAIN lot of land, together with the buildings and improvements located thereon, known as Lot 31 as shown on the final plan of the Highlands, Section II, Phase III, situated in The City of Easton, Northampton County and Commonwealth of Pennsylvania, recorded in Northampton County Recorder of Deeds Office, in Map Book Volume 2005-1 page 492, being known and designated as 103 Highlands Circle.

Being the same premises that KMK LAND ASSOCIATES, INC., A PENNSYLVANIA CORPORATION by deed dated 05/21/2007 and recorded on 005/23/2007 in the office of

Recorder of Deeds in and for NORTHAMPTON County, at Book 2007-1 and Page 189679, and Instrument No. 2007023873., conveyed unto JOSEPHAT NZUSYO AND JANE MBEVI, HUSBAND AND WIFE, Granteesherein.

Improvements:

Thereon being erected an A-Frame single style dwelling with vinyl and stone exterior and shingle roof; attached two-car garage.

Attorney:

Bradley J. Osborne, Esquire

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04382**

Location:

2202 Siegfried Avenue, Northampton, PA 18067

Parcel ID:

L4SW1C 6 8 0522

Reputed Owners:

The Unknown Heirs of Colette E. Semler, Deceased and Cynthia Keglovits and Denise Stumpf and Timothy Semler, Solely in Their Capacity as Heirs of Colette E. Semler, Deceased

ALL THAT CERTAIN message, tenement or tract of land, now known as 2202 Siegfried Avenue, First Ward, situate in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which Stephen Bankos, as Executor of the Last Will and Testament of Sophia Bankos a/k/a Sophie Bankos a/k/a Sophia M. Bankos a/k/a Sophie M. Bankos, deceased and as an Individual and Hilda Bankos, his wife and Jerome Bankos and Patricia Bankos, his wife and Gregory Bankos and Marie Bankos, his wife and Dennis Bankos and Janice Bankos, his wife and Colette E. Semler and Raymond

F. Semler, her husband by Deed bearing date February 07, 1970 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton, Commonwealth of Pennsylvania in Deed/Record Book 364 page 342 granted and conveyed unto Raymond F. Semler and Colette E. Semler, husband and wife, in fee.

AND the said Raymond F. Semler died on December 30, 2001 whereupon title to said premises became vested in Colette E. Semler, his wife by right of survivorship.

Improvements:

Thereon being erected an A-Frame single style dwelling with aluminum and brick exterior and shingle roof; detached two-car garage.

Attorney:

Matthew K. Fissel, Esquire

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10550**

Location:

232 Kathryn Street, Easton, PA 18045

Parcel ID:

L8 17 1-4 0324

Reputed Owners:

Jose E. Lagrimas and Gracia Lagrimas

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, (as shown on a major subdivision plan entitled Hay Terrace South, dated 07/19/02, last revised 03/23/04, prepared by Pany & Lentz Engineering Company).

TITLE TO SAID PREMISES IS VESTED IN Jose E. Lagrimas and Gracia Lagrimas, as tenants by the entirety, by Deed from Strausser Enterprises, Inc., Dated 06/08/2006,

Recorded 06/13/2006, in Book 2006-1, Page 237587.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02852**

Location:

118 McNair Circle, Northampton, PA 18067

Parcel ID:

M4 3 4-32 0501

Reputed Owners:

Gerda Alexandre (Real Owner and Mortgagor) and James Delbrune (Real Owner)

ALL that certain piece or parcel of land situate in the Township of Allen, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 32 on the Preliminary/Final Plan of Summerglen, prepared by Keystone Consulting Engineers, Inc., recorded May 13, 2004 in the Northampton County Recorder of Deeds office in Map Book 2004-1 page 249.

BEING the same premises which Gerda Alexandre, by Deed dated 6/9/06 and recorded 6/16/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1 Page 241579, granted and conveyed unto Gerda Alexandre and James Delbrune, husband and wife.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 44**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09121****Location:**

48 Forest Road, Bangor, PA 18013

Parcel IDs:C10SE3 4 2 0131 and C10SE3 4
5 0131**Reputed Owner:**

Christina Marie Giacchino

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

Title to said premises is vested in Christina Marie Giacchino by deed from Sally Ann Chabala, now known as Sally Ann Cascario dated February 8, 2005 and recorded February 14, 2005 in Deed Book 2005-1, Page 55852, Instrument Number 200500-9058.

Improvements:

Thereon being erected a cape cod single style dwelling with vinyl siding and shingle roof; detached two-car garage; vacant land.

Attorney:

Jacob M. Ottley, Esquire

No. 45**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07841****Location:**1332 Ridge Trail, Easton, PA
18040**Parcel ID:**

K9SE4 10 13 0311

Reputed Owners:

The Unknown Heirs or Administrator/Administratrix of the Estate of Julius J. Loran

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

BEING THE SAME PREMISES granted and conveyed unto Julius J. Loran, unmarried, by Deed from Herbert S. Loran, unmarried, dated December 29, 2000, recorded January 12, 2001 in the Northampton County Clerk's/Register's Office in Deed Book 2001-1, Page 6745.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 46**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11331****Location:**235 East Ettwein Street,
Bethlehem, PA 18018**Parcel ID:**

N6SE4C 23 12 0204

Reputed Owners:

Hector M. Pena and Beatriz Pena ALL THAT CERTAIN messuage, tennement and lot or piece of ground, situate on the Northern side of East Ettwein Street, between High Street and Linden Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE INVESTED IN: Hector M. Pena and Beatriz Pena, husband and wife by deed from Hector M. Pena, dated 8/4/2005 and recorded 8/11/2005 in Book 2005-1 Page 306594.

Improvements:

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

Attorney:

Jeniece D. Davis, Esquire

No. 48**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10774****Location:**665 Wyandotte Street, Bethlehem,
PA 18015**Parcel ID:**

P6SW3B 2 11 0204

Reputed Owner:

Felix Andino

ALL THAT CERTAIN message, or tenement and tract of land, situate on the East side of Wyandotte Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Felix Andino, by Deed from Herminio Monje and Teresa Monje, dated 09/29/2006, recorded 10/03/2006 in Book 2006-1, Page 408652.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 49**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07740****Location:**1202 Sycamore Avenue, Easton,
PA 18040**Parcel ID:**

K9SW2 29 1 0311

Reputed Owners:

Rosalba Cambria and Jay Jackson
Situate in Forks Township, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Rosalba Jackson a/k/a Rosalba

Cambria and Jay Jackson, husband and wife, by deed from Frank Cambria and Rosaria Cambria and Rosalba Cambria dated June 23, 2005 and recorded May 3, 2007 in Deed Book 2007-1, Page 164501.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 50**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00401****Location:**1117 West Berwick Street, Easton,
PA 18042**Parcel ID:**

M9NW2B 7 7 0310

Reputed Owner:

Mary Puchalski

ALL THAT CERTAIN lot or piece of ground on the north side of Berwick street in the borough of south Easton, now city of Easton, comprising those two contiguous lots nos. 163 and 164 according to the plot or plan of packer farm.

BEING the same premises which David R. Foley by Deed dated September 1, 2004 and recorded September 29, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1 Pg 378986, granted and conveyed unto Mary Puchalski., her heirs and assigns forever.

Improvements:

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

Attorney:

Andrew J. Marley, Esquire

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01738

Location:

190 Pine Valley Terrace, Easton,
PA 18042

Parcel ID:

M10 3 41-19 0836

Reputed Owners:

Nathan E. Robinson and Welmina Robinson and United States of America c/o United States Attorney for the Eastern District of Pennsylvania

All that certain Unit No. 19, in the property known, named, and identified as Country Classics at Morgan Hill, a Condominium located in Williams Township, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Nathan E. Robinson and Welmina Robinson by deed from Country Classics at Morgan Hill, LLC dated February 11, 2004 and recorded February 17, 2004 in Deed Book 2004-1, Page 57844, Instrument #2004010938.

Improvements:

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

Attorney:

Terrance J. McCabe, Esquire

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-5705

Location:

426 High Street, Tatamy, PA
18085

Parcel ID:

J8SE3B 22 2 0430

Reputed Owner:

Scott A. Naylor, Executor of the Estate of Bruce W. Naylor, Sr., Deceased

ALL THAT CERTAIN LOT OR PIECE OR PARCEL OF GROUND SITUATE IN THE BOROUGH OF TATAMY, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES which Bruce W. Naylor, Sr, by Deed dated 12/13/12 and recorded 12/14/12 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2012-1, Page 302289, granted and conveyed unto Bruce W. Naylor, Sr., in fee.

Improvements:

Thereon being erected a bi-level single style dwelling with vinyl siding and shingle roof; attached three-car garage.

Attorney:

Sarah K. McCaffery, Esquire

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09962

Location:

1603 Hafler Road, Bethlehem, PA
18015

Parcel ID:

R7SW1 5 3 0719

Reputed Owners:

Frank Konopka and Lois Ann Konopka

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

TITLE TO SAID PREMISES IS VESTED IN Frank Konopka and Lois Ann Konopka, Husband and wife, as tenants by the entirety BY DEED FROM Anastasia Konopka DATED 10/16/2006 RECORDED 10/

18/2006 IN DEED 800K 2006-1
PAGE 432914.

Improvements:

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

Attorney:

Sherri J. Braunstein, Esquire

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08537**

Location:

1859 Lincoln Street, Bethlehem,
PA 18017

Parcel ID:

N7SW1A 6 5 0204

Reputed Owners:

Eneida Soto and Dennis Suarez

ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND SITUATE IN FRANKLIN PARK, BETWEEN TOWNSHIP NOW CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA, AND KNOWN AND DESIGNATED AS LOTS NOS. 120 AND 121 ON THE PLAN OF TOWN LOTS AS LAID OUT BY ANTHONY E. MILLER, SAID PLAN BEING RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS AT EASTON, PENNSYLVANIA IN MAP BOOK NO. 6, PAGES 12, ETC.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO DENNIS SUAREZ BY DEED FROM ENEIDA SOTO, FORMER WIFE OF THE GRANTEE HEREIN AND THE INDIVIDUAL NAMED IN DEED HEREINAFTER REFERRED TO IN RECITAL, DATED 11/16/2011 AND RECORDED 12/ 2/2011 IN BOOK 2011-1 PAGE 250188.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00996**

Location:

11 West 2nd Street, Unit 144,
Bethlehem, PA 18015

Parcel ID:

P6 2 144 0204

Reputed Owner:

William H. Dillman, Jr.

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street, Unit #144, in the Lehigh Riverport Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN William H. Dillman, Jr. BY DEED FROM Lehigh Riverport Realty, L.P. Successor by Merger to Lehigh Riverport Development, LLC DATED 07/24/2006 RECORDED 08/08/2006 IN DEED BOOK 2006-1 PAGE 321372.

Improvements:

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

Attorney:

Morris A. Scott, Esquire

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05069**

Location:

5746 Monocacy Drive, Bethlehem,
PA 18017

Parcel ID:

L6 15 10-220 0214

Reputed Owners:

Matthew Dancsecs and Carmen Dancsecs

ALL THAT CERTAIN piece or parcel of land shown as Lot #220,

situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, on the Final Record Plan of Monocacy Farms, prepared by the Pidcock Company; being dated 05/21/01, and last revised 05/10/02, recorded in Map Book Volume, pages, in the Northampton County Recorder of Deeds Office.

BEING the same premises which by Deed dated June 1, 2007 and recorded in the Office of the Recorder of Deeds of Northampton County on June 7, 2007 in Deed Book Volume 2007-1, Page 209942, granted and conveyed unto Matthew Dancsecs and Carmen Dancsecs.

Improvements:

Thereon being erected a two-story single style dwelling with vinyl and 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-2014-10194**

Location:

11 Grove Road, Northampton, PA 18067

Parcel ID:

J4 21 5F 0520

Reputed Owner:

John W. Calcante

ALL THAT CERTAIN Unit and outbuildings designated as Cabin No. 11 in the Beerville Grove Condominium, situated in the Township of Moore, County of Northampton, Commonwealth of Pennsylvania, as designated in the Declaration of Beersville Grove Condominium dated March 25, 2012, and recorded on July 30, 2012 in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania

in Deed Book 2012-1, Page 172817, and the Plats and Plans dated February 22, 2012, and recorded in Map Book 2012-5, Page 324 in the same Office. Also designated as Cabin 11, Grove Road, Northampton, PA 18067, by the Northampton County Assessor.

BEING the same premises which by Deed dated May 20, 2013 and recorded in the Office of the Recorder of Deeds of Northampton County on May 31, 2013 in Deed Book Volume 2013-1, Page 139652, granted and conveyed unto John W. Calcante.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06398**

Location:

31 South 16th Street, Easton, PA 18042

Parcel ID:

L9SW2D 7 9 0837

Reputed Owners:

Jo-Ann M. Costa and Dale-Lisa Kozics

ALL THAT CERTAIN dwelling house and lot of land situate on the West side of and known as No. 31 South Sixteenth Street in the Borough of Wilson, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jo-Ann M. Costa and Dale-Lisa Kozics, as joint tenants with the right of survivorship, by Deed from Equitis Group, L.P., Dated 09/28/2001, Recorded 10/05/2001, in Book 2001-1, Page 207028.

Improvements:

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

Attorney:

Mario J. Hanyon, Esquire

No. 60**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07142****Location:**

1485 Deer Path Road, Easton, PA 18040

Parcel ID:

K9SW3 14 10 0311

Reputed Owner:

Cathy M. Jacob

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FORKS, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA SHOWN AS LOT 159 ON THE FINAL LAYOUT PLAN "NORTH" OF PHEASANT RIDGE ESTATES PHASE II AS RECORDED IN MAP BOOK 1999-5, PAGE 69 IN THE OFFICE OF THE RECORDER OF DEEDS FOR NORTHAMPTON COUNTY AT EASTON, PENNSYLVANIA.

Title to said premises is vested in Thomas J. Jacob and Cathy M. Jacob by deed from Pheasant Ridge Development Corporation dated September 21, 1999 and recorded October 11, 1999 in Deed Book 1999-1, Page 153741 Instrument Number 1999046792. The said Thomas J. Jacob died on May 27, 2013 thereby vesting title in his surviving spouse Cathy M. Jacob 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. 64**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04083****Location:**

1859 Springwood Road, Bethlehem, PA 18015

Parcel ID:

R7 2 6-5 0719

Reputed Owners:

Mary Dugan aka Mary Jo R. Dugan and Hugh Dugan, III aka Hugh J.P. Dugan, III

ALL THAT CERTAIN tract or parcel of land situate on the east side of Springwood Road, in the Township of Lower Saucon, County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Hugh J.P. Dugan, III and Mary Jo R. Dugan, Husband and Wife, their heirs and assigns BY DEED FROM Franco R. DiCarlo and Rachel DiCarlo, Husband and Wife DATED 06/11/2003 RECORDED 06/19/2003 IN DEED BOOK 2003-1 PAGE 225914.

Improvements:

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

Attorney:

David Neeren, Esquire

No. 65**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03208****Location:**

1457 Essex Court, Bethlehem, PA 18015

Parcel ID:

Q6SW2 4 10 0719

Reputed Owners:

David Riegel aka David W. Riegel and Deborah Riegel aka Deborah J. Riegel

ALL THAT CERTAIN lot or parcel of land known as lot 23, block 'E' of plan no. 3 of 'Saucon Valley Terrace' recorded in plan book volume 22, page 30, located in the township of Lower Saucon, county of Northampton and commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN David W. Riegel and Deborah J. Riegel, h/w, as tenants by the entireties, by Deed from Penguin Realty, Inc., a Pennsylvania Corporation, dated 06/20/1997, recorded 06/23/1997 in Book 1997-1, Page 64970.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 66

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02824**

Location:

921 Mountain Avenue, Pen Argyl, PA 18072

Parcel ID:

E8 1 9Z 0626

Reputed Owner:

Scott H. Suss

All that certain lot or piece of land situated in the Township of Plainfield, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Scott Suss, by Deed from Robert N. Grauso and Anita H. Grauso, by and through her Attorney-in-Fact, Robert N. Grauso, by virtue of Power of Attorney dated February 25, 2000 and recorded on 4/18/2000 in the Office of the Recorder of Deeds

in and for Northampton County in Record Book Volume 2000-1 at Page 44455, h/w, dated 04/13/2000, recorded 04/18/2000 in Book 2000-1, Page 44458, Instrument Number 2000013598.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 67

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07834**

Location:

3143 Clifton Avenue, Bethlehem, PA 18020

Parcel ID:

M7SW3 25 5 0205

Reputed Owner:

Barbara H. Shaneberger

ALL THAT CERTAIN parcel, tract or piece of land, situate in the Township of Bethlehem, as indicated on plan of Millstone Crossing, Bethlehem Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Michael E. Lada and Lucinda J. Lada, husband and wife, by Deed dated September 16, 2005 and recorded September 30, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2005-1, Page 379567, Instrument No. 2005050450, granted and conveyed unto BARBARA H. SHANEBERGER.

Improvements:

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

Attorney:

Matthew J. McDonnell, Esquire

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10024

Location:

755 Washington Street, Easton,
 PA 18042

Parcel ID:

L9SE1C 16 16 0310

Reputed Owner:

Eduardo Lorenzo

ALL THAT certain lot or parcel of land in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, known as 755 Washington Street with 2 story frame dwelling unit.

IT BEING THE SAME PREMISES which Linwood Properties, by their Indenture dated December 16, 2004, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, on December 20, 2004, in Deed Book Volume 2004-1, Page 490936, did grant and convey unto Eduardo Lorenzo.

Improvements:

Thereon being erected an A-Frame row home style dwelling with aluminum siding and shingle roof.

Attorney:

Steven N. Goudsouzian, Esquire

No. 69
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06631

Location:

450 Lehigh Drive, Easton, PA
 18042

Parcel ID:

M9NW3A 2 2 0835

Reputed Owner:

Michael W. Stout, Administrator of the Estate of Charles R.W. Stout, Jr.

ALL THAT CERTAIN messuage, tenement, and lot or piece of ground

situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, being known as 450 Lehigh Drive.

Title to said premises is vested in CHARLES R. W. STOUT, JR. by deed from CHARLES R. W. STOUT, JR., AND NANCY L. STOUT, HIS WIFE dated January 18, 1999 and recorded February 17, 1999 in InstNo 1999006439 in Volume 1999-1, Page 21804. The said in CHARLES R. W. STOUT, JR. died on March 19, 2014 thereby vesting title in Michael W. Stout, Administrator of the Estate of Charles R. W. Stout, Jr. by operation of law.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 70
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08798

Location:

1172 W. Stateside Drive, Danielsville, PA 18038

Parcel ID:

H3 13 7H 0516

Reputed Owners:

Corry L. Benninger and United States of America Internal Revenue Service

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

BEING the same premises conveyed by Wayne Grayek, married, to Corry L. Benninger by deed dated November 24, 1999, and recorded on December 1, 1999, in the Northampton County Recorder of Deed's Office in Deed Book Volume 1999-1, at page 177783.

Improvements:

Thereon being erected a ranch single style dwelling with vinyl and stucco exterior and shingle roof; detached storage barn and shed.

Attorney:

Jill M. Spott, Esquire

No. 71**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10552****Location:**

6130 West Main Boulevard, Bath,
PA 18014

Parcel ID:

K5 13 2E-1 0508

Reputed Owner:

Wendy DiOdoardo aka Wendy
Diodoardo

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

BEING THE SAME PREMISES which Wendy Diodoardo and Arcangelo Diodoardo, by Deed dated 6/30/06 and recorded 7/11/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 280454, and Instrument #2006040795, granted and conveyed unto Wendy Diodoardo, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 72**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11756****Location:**

218 Lower Way Road, Easton, PA
18045

Parcel ID:

K8 15 2-29 0324

Reputed Owner:

Catherine K. Viskinda

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania as shown on Final Plan 'Fox Run Estates', as shown on Map Book 2004-5, Page 483.

TITLE TO SAID PREMISES IS VESTED IN Catherine K. Viskinda, unmarried woman, by Deed from NVR, Inc., a Virginia Corporation, dated 01/15/2008, recorded 02/01/2008 in Book 2008-1, Page 29489.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 73**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10220****Location:**

2823 Westminster Road,
Bethlehem, PA 18017

Parcel ID:

M7SW3 8 15 0204

Reputed Owner:

Jermaine R. Mills

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

Title to said premises is vested in Jermaine R. Mills by deed from Gina Conti dated July 8th, 2007 and recorded July 23rd, 2007 deed book 2007-1 page 268593.

Improvements:

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

Attorney:

Joseph I. Foley, Esquire

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11271**

Location:

429 West Main Street, Pen Argyl, PA 18072

Parcel ID:

E8NE3A 2 3 0625

Reputed Owner:

Zackery V. Chunko

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Borough of Pen Argyl, County of Northampton, and State of Pennsylvania .

TITLE TO SAID PREMISES IS VESTED IN Zackery V. Chunko, unmarried, by Deed from George M. Woolley, married and Barry M. Woolley, married and Duane L. Woolley, married and Roger G. Woolley, married, dated 09/13/2013, recorded 09/17/2013 in Book 2013-1, Page 246630.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 75

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04055**

Location:

50 Maple Street, Nazareth, PA 18064

Parcel ID:

J7SE4B 5 2 0421

Reputed Owner:

Anne M. Handley

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, known as 50 Maple Street.

TITLE TO SAID PREMISES IS VESTED IN Anne M. Handley, by Deed from Keith R. Nesfeder and Kristin A. Mann, nbm Kristin A. Nesfeder, h/w, dated 08/31/1999, recorded 09/01/1999 in Book 1999-1, Page 134785.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02552**

Location:

51 South 5th Street, Tatamy, PA 18085

Parcel ID:

J8SE3B 9 1 0430

Reputed Owners:

Brian M. Lansek and Jamie L. Lansek

All that certain parcel of land situate on the West side of 5th Street in the Borough of Tatamy, in the County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Lansek and Jamie L. Lansek, h/w, by Deed from Robert A. Nikitopoulos, unmarried, dated 10/10/2003, recorded 10/28/2003 in Book 2003-1, Page 450835.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07685**

Location:

4585 Penacook Drive, Easton, PA 18045

Parcel ID:

M8SW2 27 14 0205

Reputed Owners:

Raymond F. Liberti and Mary M. Liberti

ALL THAT CERTAIN lot or piece of ground, situate in Bethlehem Township, Northampton County, described according to a Final Plan of Pennway Estates Phase II, made by Ludgate Engineering Corporation, dated February 19, 1988 and last revised August 3, 1989 and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania in Plan Book 89 page 335.

TITLE TO SAID PREMISES IS VESTED IN Raymond F. Liberti and Mary M. Liberti, his wife, by Deed from Pennway Joint Venture, L.P., dated 07/24/1991, recorded 08/28/1991 in Book 840, Page 182.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 78

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-01093**

Location:

116 Jeffrey Lane, Northampton, PA 18067

Parcel ID:

L3 4 3-82 0522

Reputed Owners:

Jeffrey A. Morey and Janeice A. Morey

ALL THAT CERTAIN tract of land together with improvements thereon located in the Borough of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jean Keller and Thomas Keller, wife and husband and Judith A. Hoover and Roy E. Hoover, wife and husband, by Deed dated 3/23/07 and recorded 3/29/07 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2007-1 Page 114917, granted and conveyed unto Jeffrey A. Morey and Janeice A. Morey, husband and wife, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11268**

Location:

716 Garibaldi Avenue, Roseto, PA 18013

Parcel ID:

D9SE1A 8 5 0128

Reputed Owners:

Thomas P. Ziegenfuss and Denise L. Ziegenfuss

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

TITLE TO SAID PREMISES IS VESTED IN Thomas P. Ziegenfuss and Denise L. Ziegenfuss, h/w, by

Deed from Thomas P. Ziegenfuss and Denise L. Ziegenfuss, h/w and Raymond P. Ziegenfuss, father, dated 08/25/1995, recorded 09/19/1995 in Book 1995-1, Page 87512.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08799**

Location:

1117 5th Street, Catasauqua, PA 18032

Parcel ID:

M4SE4A 10 5 0923

Reputed Owner:

Donald C. Demko

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

BEING the same premises which Donald C. Demko and Dorothy Demko, Husband and Wife, Deed dated 11/02/04 and recorded 12/01/04 in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Deed Book Volume 2004-1, page 465446, granted and conveyed unto Donald C. Demko and Dorothy Demko, Husband and Wife.

Improvements:

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

Attorney:

Lois M. Vitti, Esquire

No. 81

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02804**

Location:

269 Hillside Avenue, Nazareth, PA 18064

Parcel ID:

J7SE1B 2 1 0421

Reputed Owners:

Cheryl A. Bartish and John M. Bartish

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the west side of and known as 269 Hillside Avenue, in the Borough of Nazareth, County of Northampton and State of Pennsylvania.

Title to said Premises vested in John M. Bartish and Cheryl A. Bartish, husband and wife by Deed from John M. Bartish dated 09/25/2002 recorded 09/30/2002 in the Northampton County Recorder of Deeds in Book 2002-1, Page 262268.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 82

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00536**

Location:

5470 Oswego Drive, Bethlehem, PA 18017

Parcel ID:

M5NW2 6 15 0508

Reputed Owners:

Ralph E. Cowell and Sharon E. Cowell

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

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Cowell and Sharon E. Cowell, h/w, by Deed from Rowena T. Odhner, widow, dated

04/27/2001, recorded 08/09/2001
in Book 2001-1, Page 159674.

Improvements:

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

Attorney:

Adam H. Davis, 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

May 19, 26; June 2

WITH GREAT PLEASURE



ZATOR LAW

WELCOMES

ERIC J. GASPAR, ESQUIRE

WHO JOINED THE FIRM AS AN
ASSOCIATE ATTORNEY

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BEST OF THE VALLEY BUSINESS ATTORNEYS
2012, 2013, 2014, 2015

May 19

**JANE DOE, Plaintiff v. MIN TAEK KIM, ANGELA KIM,
RICHARD KIM, ACE ACADEMY, LLC, ACE EDUCATION USA,
The DIOCESE of ALLENTOWN, PIUS X HIGH SCHOOL, INC.,
and FATHER TOM DOE, Defendants**

Preliminary Objections—Demurrer.

Plaintiff brought an action for Childhood Sexual Abuse and Vicarious Liability, Negligence, Negligent Supervision, and Premises Liability. Plaintiff alleged that Defendants the Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe (collectively, the “Diocesan Defendants”) were liable to Plaintiff for failing to report the sexual abuse Plaintiff experienced at the hands of Defendant Richard Kim.

The Diocesan Defendants filed a demurrer to Plaintiff’s Amended Complaint, arguing that Plaintiff’s Amended Complaint was legally insufficient because: 1) Plaintiff failed to allege a relationship between the Diocesan Defendants and Richard Kim’s employer, Ace Academy, that would justify vicarious liability; 2) assuming, *arguendo*, that Plaintiff pleaded a viable relationship, the Diocesan Defendants cannot legally be held responsible for Richard Kim’s actions; 3) there is no civil cause of action for an alleged failure to report sexual abuse; and 4) assuming, *arguendo*, that there were a civil cause of action for failure to report sexual abuse, the Diocesan Defendants are immune from liability. The Court agreed with the Diocesan Defendants’ arguments, and found that Plaintiff would not be able to overcome these deficits in Plaintiff’s Amended Complaint. Thus, Plaintiff’s causes of action were legally insufficient, and the Court dismissed Plaintiff’s Amended Complaint with prejudice.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2013-10505.

HOWARD Z. MYEROWITZ, ESQUIRE, for Plaintiff.

DAVID R. DYE, ESQUIRE, for The Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe.

Order of the Court entered on September 24, 2015 by KOURY, JR., J.

OPINION

This matter is before the Court on the Preliminary Objections of Defendants, the Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe (the “Diocesan Defendants”) to Plaintiff Jane Doe’s (“Doe”) Amended Complaint. For the reasons set forth below, the Diocesan Defendants’ Preliminary Objections are sustained and the claims in the Amended Complaint against the Diocesan Defendants are dismissed with prejudice.

FACTUAL BACKGROUND

Doe is a citizen of the Republic of Korea. *See* Plaintiff’s Amended Complaint at ¶1, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Feb. 3, 2015) (“Amended Complaint”). In 2010, after allegedly being recruited by the Diocesan Defendants, her parents sent Doe, then age 13, to the United States to attend Pius X High School, a college preparatory high school owned and operated by the Diocese of Al-

lentown. *See* Amended Complaint at ¶¶10-11, 17. Upon her arrival in the United States, Doe began residing at ACE Academy, a dormitory owned and operated by ACE Academy, LLC, ACE Education USA, Min Taek Kim, and Angela Kim (collectively the “ACE Defendants”). *See* Amended Complaint at ¶¶13, 16. Min Taek Kim, Angela Kim, and their son, Richard Kim, staffed the dormitory and resided there with the students. *See* Amended Complaint at ¶18. Doe avers that shortly after moving into ACE Academy, Richard Kim began to lure her into his bedroom at ACE Academy and sexually abuse her. *See* Amended Complaint at ¶19. Doe avers that Richard Kim assaulted her approximately seventeen times between November 2010 and February 2011. *See* Amended Complaint at ¶23. During this period, Doe participated in the Catholic sacrament of confession at Pius X High School with Father Tom Doe. *See* Amended Complaint at ¶26. Doe alleges that she disclosed Richard Kim’s abuse to Father Tom Doe during a confession. *See* Amended Complaint at ¶27. Father Tom Doe did not report the sexual abuse to child protective services or to law enforcement authorities. *See id.*

In October of 2013, Doe commenced this action by filing a complaint against the ACE Defendants, Richard Kim, and the Diocesan Defendants. *See generally*, Complaint, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Oct. 17, 2013). The Diocesan Defendants filed preliminary objections to the Complaint on August 18, 2014, arguing that because Richard Kim was not an employee of the Diocesan Defendants and the abuse did not occur on the Diocesan Defendants’ property, the Complaint failed to state a cause of action against the Diocesan Defendants. *See* Preliminary Objections of Defendants, the Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe to Plaintiff’s Complaint Pursuant to Pa. R.C.P. No. 1028(a)(4), Legal Insufficiency of a Pleading—Demurrer, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Aug. 18, 2014). Doe responded to the Diocesan Defendants’ preliminary objections, and oral argument was held on November 10, 2014. *See* Plaintiff’s Response to Defendants[’] Preliminary Objections to Plaintiff’s Complaint, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Oct. 7, 2014). Ultimately, we agreed that Doe had not alleged facts sufficient to support any cause of action against the Diocesan Defendants and sustained the preliminary objections. We granted Doe leave to file an amended complaint within twenty days in order to cure the defects of the original complaint. *See* Order of Court dated January 16, 2015, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Jan. 16, 2015).

Doe filed an amended complaint on February 3, 2015. *See generally*, Amended Complaint. With respect to the relationship between the ACE Defendants and the Diocesan Defendants, Doe’s Amended Complaint alleged the following:

...

11. At all times relevant, the Diocesan Defendants actively recruited students from South Korea and actively recruited Jane Doe.

12. The Diocesan Defendants provided the Certificate of Eligibility for Nonimmigrant (F-1) Student Visa—Form I-20, to enable Jane Doe to obtain a student visa so that she could come to the United States and attend Pius X High School. *See* forms attached hereto as *Exhibit A*.

13. Because Pius X High School does not have a dormitory, it had an arrangement with Defendant, ACE Academy, the facility owned and operated by Defendants, ACE Education, Min Taek Kim, and Angela Kim, whereby ACE Academy operated as a dormitory for students from the Republic of Korea attending Pius X High School.

14. This arrangement began with the establishment in 2006 of ACE Academy and ACE Education which from their inception had significant social and financial links to Pius X High School and the Diocese of Allentown.

15. As a result of their arrangement, Pius X High School and [t]he Diocese of Allentown were able to expand their outreach globally, and were able to expand their enrollment and revenue based upon the additional students able to attend Pius X High School, while dorming at ACE Academy.

Amended Complaint at ¶¶11-15.

Through her Amended Complaint, Doe asserted four claims against the Diocesan Defendants and the ACE Defendants. *See generally*, Amended Complaint. First, Doe asserted a claim for Childhood Sexual Abuse and Vicarious Liability, alleging that Richard Kim was under the supervision and authority of the ACE Defendants and Diocesan Defendants when he committed the sexual abuse and that the ACE Defendants and the Diocesan Defendants knew or should have known that Richard Kim posed a risk and would harm minors. *See* Amended Complaint at ¶¶32-37. Second, Doe asserted a claim for Negligence, alleging that the Diocesan Defendants and the ACE Defendants had a duty to protect Doe, and breached that duty when Richard Kim sexually assaulted Doe. *See* Amended Complaint at ¶¶38-43. Third, Doe asserted a claim for Negligent Supervision, alleging that the ACE Defendants and Diocesan Defendants had a duty to supervise its alleged employee and agent, Richard Kim, and breached that duty by failing to protect Doe from Richard Kim's sexual abuse. *See* Amended Complaint at ¶¶44-49. Lastly, Doe asserted a claim for Premises Liability, alleging that the ACE Defendants and Diocesan Defendants assumed a duty to take reasonable precaution against harmful third-party conduct on its premises,

and breached it by failing to discover that Richard Kim was using their premises to sexually abuse Doe. *See* Amended Complaint at ¶¶50-57.

On March 31, 2015, the Diocesan Defendants filed preliminary objections, in the nature of a demurrer, to Doe's Amended Complaint. *See* Preliminary Objections of Defendants the Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe to Plaintiff's Amended Complaint Pursuant to Pa. R.C.P. 1028(a)(4), Legal Insufficiency of a Pleading—Demurrer, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Mar. 31, 2015) ("Diocesan Defendants' Preliminary Objections"). The Diocesan Defendants allege that Doe's Amended Complaint is legally insufficient because: (1) Doe failed to allege a relationship between the Diocesan Defendants and Ace Academy which would make the Diocesan Defendants vicariously liable for Defendant Richard Kim's criminal actions; (2) assuming, *arguendo*, that Doe alleged a viable relationship between the Diocesan Defendants and the ACE Defendants, the Diocesan Defendants cannot be held vicariously liable for Defendant Richard Kim's actions; (3) there is no civil cause of action for an alleged failure to report sexual abuse of a child; and (4) assuming, *arguendo*, that an individual can be held civilly liable for an alleged failure to report sexual abuse of a child, the provisions of 42 Pa. C.S.A. §5943 exclude the Diocesan Defendants from liability. *See generally*, Diocesan Defendants' Preliminary Objections. On March 31, 2015, the Diocesan Defendants submitted a Memorandum of Law in Support of its Preliminary Objections. *See* Brief of Defendants, the Diocese of Allentown, Pius X High School, Inc. and Father Tom Doe in Support of Preliminary Objections to Plaintiff's Amended Complaint, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Mar. 31, 2015).

On April 23, 2015, Doe filed an Answer and a Memorandum of Law in response to the Diocesan Defendants' Preliminary Objections. *See* Plaintiff's Response to Defendants' Preliminary Objections to Plaintiff's Amended Complaint, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co. Apr. 23, 2015); *see also*, Memorandum of Law in Support of Plaintiff's Response to Preliminary Objections to Amended Complaint, *Doe v. Diocese of Allentown et al.*, No. C-48-CV-2013-10505 (C.P. Northampton Co., Apr. 23, 2015) ("Doe's Brief"). Through her Memorandum of Law, Doe argues that (1) the Diocesan Defendants' preliminary objections did not address Doe's claims for Negligence and Negligent Supervision, and therefore those counts should not be considered in relation to the Diocesan Defendants' preliminary objections; (2) the Diocesan Defendants' preliminary objections should be overruled because Doe has not received discovery; (3) the Diocesan Defendants can be held vicariously liable under the facts alleged in the Amended Complaint; (4) a civil cause of action does exist for failure to notify the proper authorities if child abuse is suspected; and (5) Father Tom

Doe cannot claim protection under 42 Pa. C.S.A. §5943. *See generally*, Doe's Brief.

DISCUSSION

I. Demurrer Standard

A demurrer challenges the legal sufficiency of a complaint. *See* Pa. R.C.P. 1028(a)(4). When evaluating preliminary objections based on a claim of legal insufficiency, the court may consider no testimony or evidence outside of the complaint. *See Mellon Bank, N.A. v. Fabinyi*, 437 Pa. Super. 559, 567-68, 650 A.2d 895, 899 (1994) (citation omitted). In ruling upon a demurrer, we must accept as true all of the well-pleaded, material, and relevant facts alleged in the complaint and all inferences fairly deducible therefrom. *See Mazur v. Trinity Area School District*, 599 Pa. 232, 241, 961 A.2d 96, 101 (2008). We need not, however, accept argument, opinion, *conclusions of law*, or unwarranted inferences. *See Penn Title Insurance Company v. Deshler*, 661 A.2d 481, 483 (Pa. Commw. 1995). "A legal conclusion is a statement of a legal duty without stating the facts from which the duty arises. ... A statement of the existence of a fact could be a legal conclusion if the fact stated is one of the ultimate issues in the proceeding." *Kaiser v. Western States Administrators*, 702 A.2d 609, 614 (Pa. Commw. 1997) (citation omitted).

The court may not sustain a preliminary objection seeking to dismiss a cause of action unless "it is clear and free from doubt that the complainant will be unable to prove facts legally sufficient to establish a right to relief." *Mazur*, *supra* at 240, 961 A.2d at 101. *See also*, *In the Interest of B.L.J., Jr.*, 938 A.2d 1068, 1071 (Pa. Super. 2007); *Kane v. State Farm Fire and Casualty Company*, 841 A.2d 1038, 1041 (Pa. Super. 2003) (noting that demurrer should be sustained only where "plaintiff has failed to assert a legally cognizable cause of action"). If any doubts exist as to the legal sufficiency of the complaint, we must examine those doubts in the context of the complaint as a whole and, thereafter, should resolve any lingering doubt in favor of overruling the demurrer. *Id.*; *Rachlin v. Edmison*, 813 A.2d 862, 870 (Pa. Super. 2002).

II. Count I—Childhood Sexual Abuse and Vicarious Liability

Doe avers that the Diocesan Defendants are vicariously liable for the childhood sexual abuse of Doe committed by Richard Kim. Through their preliminary objections, the Diocesan Defendants allege that Doe cannot maintain her claim for Childhood Sexual Abuse and Vicarious Liability against the Diocesan Defendants because Doe has failed to (1) allege any type of relationship that would attach vicarious liability to the Diocesan Defendants; and (2) assuming, *arguendo*, that Doe had alleged a viable relationship between the Diocesan Defendants and the ACE Defendants, the Diocesan Defendants cannot be held vicariously liable for Richard Kim's actions. We agree.

A. Vicarious Liability

i. Employer-employee standard.

Under Pennsylvania law, a “master-servant” or agency relationship “gives rise to vicarious liability for negligence.” *Smalich v. Westfall*, 440 Pa. 409, 416, 269 A.2d 476, 481 (1970). Therefore, the legal sufficiency of this cause of action hinges upon whether or not Doe has adequately pleaded that Richard Kim was in a master-servant, *i.e.*, employer-employee, or agency relationship with the Diocesan Defendants. “A master is one who stands to another in such a relation[ship] that he not only controls the results of the work of that other, but also may direct the manner in which such work shall be done.” *Joseph v. United Workers Ass’n.*, 343 Pa. 636, 638, 23 A.2d 470, 472 (1942) (additional citations omitted). Conversely, “[a] servant is one who is employed to render personal services to his employer otherwise than in the pursuit of an independent calling, and who in such service remains entirely under the control and direction of the latter.” *Id.* Ultimately, the master-servant relationship has been found to exist “where the employer has the right to select the employé[e], the power to remove and discharge him, and the right to direct both, what work shall be done, and the way and manner in which it shall be done.” *Id.*

ii. Agency standard.

Alternatively, a plaintiff can establish an agency relationship, and therefore attach vicarious liability, by showing: (1) the manifestation by the principal that the agent shall act for him; (2) the agent’s acceptance of the undertaking; and (3) the understanding of the parties that the principal is to be in control of the undertaking. *See Scott v. Purcell*, 490 Pa. 109, 117, 415 A.2d 56, 60 (1980) (quoting Restatement (Second) of Agency §1, Comment b (1958)). “[A]gency results only if there is an agreement for the creation of a fiduciary relationship with control by the beneficiary. ... The burden of establishing an agency relationship rests with the party asserting the relationship.” *Basile v. H & R Block, Inc.*, 563 Pa. 359, 367-68, 761 A.2d 1115, 1120 (2000). Further,

While it is unnecessary to plead all the various details of an alleged agency relationship, a complainant must allege, *as a minimum*, facts which: (1) identify the agent by name or appropriate description; and (2) set forth the agent’s authority, and *how* the tortious acts of the agent either fall within the scope of that authority, or if unauthorized, were ratified by the principal. ... More importantly, an agent who is not a servant is not subject to any right of control by his principal over the details of his conduct, and the principal is not liable for harm caused by the agent’s unauthorized negligent physical conduct. ...

Alumni Association v. Sullivan, 369 Pa. Super. 596, 605 n.2, 535 A.2d 1095, 1100 n.2 (1987) (internal citations omitted) (emphasis added).

iii. Doe's vicarious liability claims.

In support of her claim for Childhood Sexual Abuse and Vicarious Liability, Doe alleges: (1) that there was an "arrangement" between the ACE Defendants and the Diocesan Defendants, whereby ACE Academy operated as a dormitory for students attending Pius X High School; (2) Richard Kim was employed by the ACE Defendants and worked and resided at ACE Academy; (3) Doe was sexually abused by Richard Kim at ACE Academy; and (4) Doe has been injured by Richard Kim's conduct. From these averments, Doe concludes that Richard Kim's conduct was committed during the course and scope of his employment with the ACE Defendants, ratified by the Diocesan Defendants, and that the ACE Defendants and Diocesan Defendants should have known that Richard Kim would harm minors.

iv. Doe's allegations of employer-employee relationship.

Doe's Amended Complaint fails to include any of the averments required to attach vicarious liability to the Diocesan Defendants for Richard Kim's criminal conduct through a master-servant, *i.e.*, employer-employee, or agency relationship. First, Doe does not allege any facts to support the allegation that the Diocesan Defendants were in a master-servant, or employer-employee, relationship with Richard Kim at the time the abuse occurred. Doe does not allege that the Diocesan Defendants had the power to hire, discharge, control, or direct Richard Kim in his role at ACE Academy. *See Joseph*, *supra*. In fact, Doe's only allegation concerning employment is that Richard Kim was employed by the ACE Defendants. Doe does not allege that the ACE Defendants were employed by the Diocesan Defendants. Therefore, because Doe's Amended Complaint is devoid of any facts from which we can reasonably infer that the Diocesan Defendants employed the ACE Defendants or Richard Kim, Doe has failed to establish that the Diocesan Defendants are vicariously liable for Richard Kim's actions.

v. Doe's allegations of agency relationship.

Doe has not alleged facts to support the conclusion that Richard Kim or the ACE Defendants were agents of the Diocesan Defendants, and that the Diocesan Defendants could therefore ratify their actions. While Doe merely alleges an "arrangement" between the Diocesan Defendants and the ACE Defendants through which students from the Republic of Korea were provided a place to live while they attended Pius X High School, Doe fails to aver sufficient facts from which we can infer that this "arrangement" could possibly impose vicarious liability on the Diocesan Defendants through an agency theory. Doe has not alleged any contractual relationship

between the ACE Defendants and the Diocesan Defendants. Doe has not set forth the scope of any alleged authority that the ACE Defendants and Richard Kim were granted as alleged agents of the Diocesan Defendants, or how Richard Kim's actions fall within the scope of that alleged authority. *See Alumni Association*, supra. Doe concludes that the Diocesan Defendants are vicariously liable because they ratified Richard Kim's actions. However, this allegation does not impute liability to the Diocesan Defendants because a principal can only be liable for ratification of actions of an actual agent. *See id.* (stating that only tortious act of an *agent* can be ratified by principal). Here, Doe has not established an agency relationship between the Diocesan Defendants and Richard Kim. Therefore, because Doe has not pleaded any type of agency relationship upon which to impose vicarious liability on the Diocesan Defendants for Richard Kim's actions, we must sustain the Diocesan Defendants' demurrer.

B. Vicarious Liability in Sexual Assault Cases

Assuming, *arguendo*, that Doe's Amended Complaint adequately established an employment relationship through which vicarious liability could be imposed, we agree with the Diocesan Defendants' contention that they nonetheless cannot be held vicariously liable for Richard Kim's actions. Generally, "a master is liable for the tortious acts of his servant done in the course of employment and within the general scope of his authority." *Lunn v. Boyd*, 403 Pa. 231, 235, 169 A.2d 103, 104 (1961). While the liability of the employer may extend to intentional or criminal acts, "[w]here ... the employee commits an act encompassing the use of force so excessive and dangerous, as to be totally without responsibility or reason ... , the employer is not liable as a matter of law." *Id.*; *see also, Fitzgerald v. McCutcheon*, 270 Pa. Super. 102, 106, 410 A.2d 1270, 1271 (1979). Courts have reasoned that the employer is not responsible for such acts, because "[i]f an assault is committed for personal reasons or in an outrageous manner, it is not actuated by an intent of performing the business of the employer and is not done within the scope of employment." *Id.* at 106, 410 A.2d at 1272 (citing *Lunn v. Boyd*, 403 Pa. 231, 169 A.2d 103, 104-105 (1961)); *see also, Potter Title & Trust Company v. Knox*, 381 Pa. 202, 207, 113 A.2d 549, 551 (1955). Most notably, "Pennsylvania intermediate appellate courts have consistently held that sexual abuse of minors falls outside an employee's scope of employment, because such acts of abuse are not of the kind and nature he/she was employed to perform and not for the employer's benefit." *Doe 6 v. Pennsylvania State University*, 982 F. Supp. 2d 437, 442 (3d Cir. 2013); *see also, Sanchez by Rivera v. Montanez*, 165 Pa. Commonwealth Ct. 381, 645 A.2d 383 (1994) (holding that day care worker's acts of sexual abuse cannot impose vicarious liability on employer), *R.A. ex rel. N.A. v. First Church of Christ*, 748 A.2d 692 (Pa. Super. 2000) (holding that church was not liable for minister's act of sex-

ual abuse because “the employee’s actions were clearly outrageous and motivated by purely personal reasons.”).

Based upon the allegations in Doe’s Amended Complaint, Richard Kim’s sexual abuse of Doe clearly falls outside the scope of his employment under Pennsylvania law. Doe avers that Richard Kim was employed by the ACE Defendants and worked and resided at ACE Academy. Doe further alleges that Richard Kim’s acts of abuse occurred at ACE Academy. However, child abuse can never be conduct of the kind and nature that a boarding school staff member would be employed to perform. *See Doe 6*, supra at 444. Additionally, Doe has pleaded no facts alleging that Richard Kim’s criminal actions were actuated by an intent to serve the Diocesan Defendants. Therefore, the Diocesan Defendants’ demurrer must be sustained. *See id.*

IV. Count II—Negligence

Through their preliminary objections, the Diocesan Defendants argue that: (1) there is no civil cause of action in Pennsylvania for an alleged failure to report sexual abuse of a minor; (2) members of the clergy are excluded, by statute, from the mandate to report suspected child abuse that is revealed to them during the course of a confession; and (3) all communications made by a penitent to a priest during confession are protected from disclosure based on the Free Exercise Clause of the First Amendment to the United States Constitution and Article 1, Section 3 of the Pennsylvania Constitution.¹

While the Diocesan Defendants are correct that failure to report child abuse has not been interpreted to give rise to a distinct civil cause of action, Pennsylvania courts have consistently allowed allegations of a failure to report child abuse as an action giving rise to a claim for negligence. *See Doe 203 v. Archdiocese of Philadelphia*, 2013 WL 8338870, *7 (C.P. Philadelphia Co. 2013).

The basic elements of a cause of action founded on negligence are: (1) a duty on the part of the defendant to conform to a certain standard of conduct with respect to the plaintiff; (2) a breach of that duty by the defen-

¹ While Doe argues that the Diocesan Defendants’ Preliminary Objections do not address Doe’s claim for negligence, a review of the Diocesan Defendants’ Preliminary Objections reveals otherwise. The Diocesan Defendants do not specifically state that their demurrer is directed at Doe’s negligence claim. However their argument that Father Tom Doe was not required by statute to reveal Doe’s confession is clearly directed at an alleged duty to report child abuse. Doe’s only claims that implicate this duty are the claims for childhood sexual abuse, vicarious liability, and negligence. As Doe clearly intended for her cause of action for childhood sexual abuse to rest on a theory of vicarious liability, Doe’s cause of action for negligence is the only claim upon which Father Tom Doe and the Diocesan Defendants could directly breach the duty to report child abuse in order to impose liability. Therefore, we have considered the Diocesan Defendants’ preliminary objections in relation to Doe’s cause of action for negligence.

dant; (3) a reasonably close causal connection between the conduct of the defendant and the resulting injury to the plaintiff; and (4) actual loss or damage to the plaintiff's interests. *Casey v. Geiger*, 346 Pa. Super. 279, 289-90, 499 A.2d 606, 612 (1985). "[T]he primary element in any negligence cause of action is that the defendant owes a duty of care to the plaintiff." *Bilt-Rite Contractors, Inc. v. The Architectural Studio*, 581 Pa. 454, 471, 866 A.2d 270, 280 (2005). Further, the question of whether a duty exists is a matter of law properly decided by the court. *Herczeg v. Hampton Township Municipal Authority*, 766 A.2d 866, 871 (Pa. Super. 2001).

A duty, and therefore, a claim for negligence, can arise from an alleged violation of the Child Protective Services Act, 23 Pa. C.S.A. §6301. See *R.A. ex rel. N.A. v. First Church of Christ*, supra. Section 6311 provides, in pertinent part:

(a) *Mandated reporters*—The following adults shall make a report of suspected child abuse, subject to subsection (b), if the person has reasonable cause to suspect that a child is a victim of child abuse:

...

(6) A clergyman, priest, rabbi, minister, Christian Science practitioner, religious healer or spiritual leader of any regularly established church or other religious organization.

23 Pa. C.S.A. §6311(a)(6).

Although a priest is classified as a mandated reporter under this law, a priest is relieved of the duty to report suspected child abuse if this confidential information was revealed to him during the course of a confession. See generally, *Commonwealth v. Stewart*, 547 Pa. 277, 690 A.2d 195 (1997). Section 5943 provides:

No clergymen, priest or rabbi or minister of the gospel of any regularly established church or religious organization, except clergymen or ministers, who are self-ordained or who are members of religious organizations in which members other than the leader thereof are deemed clergymen or ministers, who while in the course of his duties has acquired information from any person secretly and in confidence shall be compelled, or allowed without consent of such person, to disclose that information in any legal proceedings, trial or investigation before any government unit.

42 Pa. C.S.A. §5943. Pennsylvania courts have interpreted this exception to apply only to *confidential communications* between a penitent and a member of the clergy in his role as a spiritual counselor. See generally, *Commonwealth v. Stewart*, supra. In *Commonwealth v. Patterson*, the Pennsylvania Superior Court held that:

[O]ur legislature did not intend a *per se* privilege for any communication to a clergym[a]n based upon his status. We therefore look to the circumstances to determine whether appellant's statements were made in secrecy and confidence to a

clergyman in the course of his duties. ... Appellant never sought [the clergyman] in a confessional role; further there was no evidence that [the clergyman] was acting in any capacity other than that of counselor. Thus, the statements were not motivated by religious considerations or in order to seek the forgiveness of God. Accordingly, they were not made to [the clergyman] in the course of his duties as a minister. ... [T]here is no basis to conclude that appellant's statements were made confidentially or for religious, penitent purposes. Therefore, we conclude that section 5943 does not apply.

Commonwealth v. Patterson, 392 Pa. Super. 331, 343-44, 572 A.2d 1258, 1265 (1990).

Doe contends that the holding in *Patterson* dictates that the Diocesan Defendants' demurrer to her count of negligence be overruled. We disagree. Through her Amended Complaint, Doe only alleges that she revealed Richard Kim's sexual abuse to Father Tom Doe *during* confession. Doe does not allege that she did not intend for these statements to be kept confidential, or that she did not intend her statements to be taken as a confession. Conversely, Doe's own allegation supports the inference that she made these statements in secrecy and confidence to a priest in the course of his priestly duties and that she sought Father Tom Doe in his confessional role as a priest. Therefore, Doe's statements to Father Tom Doe are protected by the priest/penitent privilege set forth in 42 Pa. C.S.A. §5943. As such, Father Tom Doe did not have a duty to report the suspected child abuse under 23 Pa. C.S.A. §6311(a)(6). *See* 42 Pa. C.S.A. §5943 (prohibiting clergymen from revealing information acquired in confidence without permission). Because Father Tom Doe did not have a duty to report the suspected child abuse, Doe cannot establish a cause of action against the Diocesan Defendants for negligence. Therefore, we must sustain the Diocesan Defendants' demurrer and dismiss Doe's cause of action for negligence.

V. Count III—Negligent Supervision

The Diocesan Defendants contend that Doe's claim for Negligent Supervision is legally insufficient as to the Diocesan Defendants because Doe alleges that the abuse occurred on the property of the ACE Defendants and does not allege that Richard Kim was an employee or agent of the Diocesan Defendants.² We agree.

² While Doe argues that the Diocesan Defendants' Preliminary Objections do not address Doe's claim for negligent supervision, a review of the Diocesan Defendants' Preliminary Objections reveals otherwise. The Diocesan Defendants clearly argue that Doe failed to state a cause of action because Doe does not allege facts to support the contention that Richard Kim is an employee or agent of the Diocesan Defendants, who therefore cannot be held liable for the acts of abuse or negligence of the other defendants. *See* Diocesan Defendants' Preliminary Objections at ¶12.

As a claim for negligent supervision requires a plaintiff to allege an employer-employee relationship, we find that the Diocesan Defendants have sufficiently addressed Doe's cause

Pennsylvania courts have held that tort law imposes on an employer or master “the duty to exercise reasonable care in selecting, supervising and controlling employees.” *R.A. ex rel. N.A. v. First Church of Christ*, supra at 697. A plaintiff seeking to establish a claim of negligent supervision must demonstrate that the injury was caused by the following: “(1) a failure to exercise ordinary care to prevent an intentional harm by an employee acting outside of his employment; (2) that is committed on the employer’s premises; (3) when the employer knows or has reason to know of the necessity and ability to control the employee.” *Belmont v. MB Inv. Partners, Inc.*, 708 F.3d 470, 487-88 (3d Cir. 2013) (citing *Dempsey v. Walso Bureau, Inc.*, 431 Pa. 562, 565, 246 A.2d 418, 420 (1968)).

In support of her claim for negligent supervision, Doe alleges the following facts: (1) that an “arrangement” between the Diocesan Defendants and the ACE Defendants led to students from Pius X Academy boarding at ACE Academy; (2) that ACE Academy was owned and operated by the ACE Defendants; (3) that Richard Kim was employed by the ACE Defendants; and (4) that she was abused by Richard Kim on ACE Academy’s premises. From these facts, Doe concludes that the Diocesan Defendants owed Doe a duty to provide reasonable supervision of their alleged employee and agent, Richard Kim.

We believe that Doe’s conclusion is unwarranted. As discussed above in relation to Doe’s claim for Childhood Sexual Abuse and Vicarious Liability, Doe does not plead facts to support the contention that Richard Kim or the ACE Defendants were employees or agents of the Diocesan Defendants. Further, even if Doe had pleaded facts sufficient to establish that Richard Kim was employed by the Diocesan Defendants, Doe does not aver that the Diocesan Defendants owned the premises upon which ACE Academy was located. Conversely, Doe avers that the property in which the abuse occurred was owned solely by the ACE Defendants. In fact, the Amended Complaint is devoid of any allegations that the Diocesan Defendants owned or were otherwise in control of the property in question. Therefore, the Diocesan Defendants cannot be found to have owed a duty to Doe. *See Dempsey v. Walso Bureau, Inc.*, 431 Pa. 562, 565, 246 A.2d 418, 420 (1968) (holding that plaintiff must establish that injury was committed on employer’s premises). Accordingly, we do not find that Doe has alleged a viable claim for negligent supervision against the Diocesan Defendants.

VI. Count IV—Premises Liability

The Diocesan Defendants allege that Doe cannot maintain her claim against the Diocesan Defendants for negligence based on a theory of Prem-

of action for negligent supervision in their preliminary objections. *See Dempsey v. Walso Bureau, Inc.*, 431 Pa. 562, 565, 246 A.2d 418, 420 (1968). Therefore, we have considered the Diocesan Defendants’ preliminary objections in relation to Doe’s negligent supervision cause of action.

ises Liability because the alleged abuse did not occur on property owned by, or in the control of, the Diocesan Defendants. We agree.

Doe's cause of action relies upon Pennsylvania law which provides that a landowner owes a duty to an entrant on the land depending upon the entrant's status as an invitee, licensee, or trespasser. *See T.A. v. Allen*, 447 Pa. Super. 302, 309, 669 A.2d 360, 363 (1995). However, the threshold consideration in a premises liability case is whether the defendant is actually the possessor of the land. *See Commonwealth v. Harris*, 104 Pa. Commonwealth Ct. 580, 583, 522 A.2d 184, 185-86 (1987).

Here, we find that the allegations in the complaint completely fail to support a premises liability claim against the Diocesan Defendants. Doe alleges that ACE Academy was a facility owned and operated by the ACE Defendants. Doe clearly alleges that Richard Kim's sexual abuse occurred solely on ACE Academy's premises. Further, as stated above, the Amended Complaint contains no allegations which would allow an inference that the Diocesan Defendants owned, or were otherwise in control of, the property in question. Therefore, because Doe cannot even establish the "threshold consideration," *i.e.*, that the Diocesan Defendants are actually the possessor of the property, for a premises liability case against the Diocesan Defendants, we must dismiss Doe's claim for premises liability against the Diocesan Defendants.

VII. *Leave to Amend*

Generally, this Court liberally grants parties leave to amend deficient complaints. Absent an error of law or demonstrated prejudice to an adverse party, such a decision is proper. *See Ibn-Sadiika v. Riestler*, 380 Pa. Super. 397, 406, 551 A.2d 1112, 1116 (1988). The Pennsylvania Supreme Court has held that "[t]he right to amend should not be withheld where there is some reasonable possibility that amendment can be accomplished successfully. *Where allowance of an amendment would, however, be a futile exercise, the complaint may properly be dismissed without allowance for amendment.*" *Carlino v. Whitpain Investors*, 499 Pa. 498, 505, 453 A.2d 1385, 1388 (1982) (emphasis added, citations and internal quotations omitted). Moreover,

[w]here [a] pleading reveals that the complaint's defects are so substantial that amendment is not likely to cure them, and that the prima facie elements of the claims asserted will not be established, the right to amend is properly withheld. ... [T]he decision to grant or deny leave to amend is within the sound discretion of the trial court. ...

Ibn-Sadiika, supra at 407, 551 A.2d at 1117 (citations omitted). Upon consideration of the defects present in Doe's Amended Complaint, we conclude that it is proper to sustain the Diocesan Defendants' preliminary objections and dismiss Doe's Amended Complaint without allowance for further amendment.

We have previously granted Doe leave to file an amended complaint in order to cure the defects in the original complaint. However, the changes in Doe's Amended Complaint were largely stylistic and did not ameliorate the legal defects of her original complaint. Our decision must be based *only* upon the facts alleged in the Amended Complaint.³ *See Mellon Bank, N.A. v. Fabinyi*, 437 Pa. Super. 559, 567-68, 650 A.2d 895, 899 (1994) (citation omitted) (stating courts cannot consider facts alleged *outside* of the complaint when determining demurrers). Doe has not been able to plead *any legitimate* legal basis to hold the Diocesan Defendants liable for Richard Kim's sexual abuse. Based upon the allegations in the Amended Complaint, Doe's claims against the Diocesan Defendants fail as a matter of law.

We have determined that Doe cannot cure the defects in her Amended Complaint. Upon consideration of the defects present in Doe's Amended Complaint, we conclude that it is proper to sustain the Diocesan Defendants' demurrer and dismiss Doe's Amended Complaint without allowance for further amendment. Allowing Doe to file a second amended complaint would be an exercise in futility. *See Carlino*, *supra*.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 24th day of September, 2015, upon consideration of the Preliminary Objections of Defendants, The Diocese of Allentown, Pius X High School, Inc., and Father Tom Doe (the "Diocesan Defendants") to the Amended Complaint of Plaintiff Jane Doe ("Doe"), and upon consideration of the parties' briefs and arguments thereon, it is hereby ORDERED and DECREED that the Diocesan Defendants' Preliminary Objections are SUSTAINED and the claims in Doe's Amended Complaint against the Diocesan Defendants' [sic] are DISMISSED WITH PREJUDICE.

³ While Doe argues that her lawsuit should proceed because she believes she will be able to establish a legal basis for liability through the discovery process, Doe cannot provide any case law to support this position. Conversely, case law provides that we must determine the Diocesan Defendants' demurrers based only upon the facts *currently* alleged in Doe's Amended Complaint. Therefore, we cannot overrule the Diocesan Defendants' demurrers based upon facts that may be alleged at a later date. Further, if Doe believed that she needed to conduct discovery in order to establish a legal basis for liability, she could have engaged in pre-complaint discovery to support her claim. *See* Pa. R.C.P. No. 4003.8 (providing that "plaintiff may obtain pre-complaint discovery where the information sought is material and necessary to the filing of the complaint"). However, Doe did not request such discovery.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 23, 2016**