

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA April 28, 2016

NO. 17

**Joseph F. Korpics, III, Plaintiff/Appellant v.
Northampton Community College, Defendant/Appellee**

CONTENTS

Bar News	3	Notice of Dissolution	11
Court Calendar	57	Notice of Incorporation	10
Estate and Trust Notices	4	Notice of Nonprofit Incorporation	10
Legal Notices	11	Paralegal Position	16
Limited Liability Company Notice	10	Paralegal Studies Focus Group	56
Notice of Application for Private Detective License	56	Sheriff's Sales	16

INSERT: Blue: 1. Happy Hour

2. 2016 Calendar
3. Charlotte Knights vs. Lehigh Valley Iron Pigs
4. PA CLE Requirements

Cream: 1. "A View from the Orphans' Court"

2. "On Your Feet!"
3. "Fourth and Long: How the Sandusky Amendments Have Changed the Legal Playing Field"
4. 2016 Bench Bar Conference

Yellow: 1. Quarterly Association Meeting

2. Swearing-in Ceremony for U.S. Court of Appeals
3. 2016 Summer Outing

NOTICE TO THE BAR...

Northampton County Scheduling Changes

PFA Final and Contempt Hearings

PFA Final and/or Contempt cases on the Monday, Wednesday or Friday PFA Hearing

Lists will be heard at 10:30 a.m. effective 4/4/16.

Problem Solving Courts

Mental Health Court will begin at 1:00 p.m. and Drug Court at 3:00 p.m. effective 4/28/16.

If you have any questions, please call the Court Administrator's Office at (610) 559-6700.

**NORTHAMPTON COUNTY BAR ASSOCIATION
2016 BAR ASSOCIATION OFFICERS**

Alyssa Lopiano-Reilly President
Michael P. Shay President-Elect
Daniel M. O'Donnell Vice President
Lisa M. Spitale Treasurer
Robert Eyer Secretary
Abraham P. Kassis Past President

BOARD OF GOVERNORS

David M. Backenstoe
Paul J. Harak
Rebecca Kulik
Maura Zajac McGuire
Steven B. Molder
Michael A. Santanasto
Scott M. Wilhelm

ZONE II DELEGATES

Michael C. Deschler
Jonathan M. Huerta
Abraham P. Kassis
Richard P. Kovacs
Joel M. Scheer

Northampton County Reporter
Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042
Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
BAR ASSOCIATION STAFF

Mary Beth LeesonExecutive Director
Patti A. GoberAccounting
Heather Rizzotto-Stefanik Legal Journal
Christen T. BorsoAttorney Referral
Deborah J. FlanaganAttorney Referral

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

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

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

NOTICE TO NCBA MEMBERS – BAR NEWS

**Ceremonial Admissions – U.S. Court of Appeals for the Third Circuit and
U.S. District Court for the Eastern District of Pennsylvania**

Thursday, May 5, 2016

U.S. Federal Courthouse – Easton

Contact the NCBA Office for Court applications and information.

Quarterly Association Meeting and Malpractice Avoidance Seminar

Thursday, May 19, 2016

12:00 p.m. @ Best Western Conference Center, Bethlehem.

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@nrcobar.org.

Life is a great big canvas; throw all the paint on it you can. ~ Danny Kaye

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**BERGER, RITA I.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Patricia Carol Uhler
c/o Robert V. Littner, Esquire,
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018

Attorneys: Robert V. Littner,
Esquire, Littner, Deschler &
Littner, 512 North New Street,
Bethlehem, PA 18018

BOOSE, JEAN M., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executrix: Jean S. Williams c/o
Edward H. Butz, Esquire,
Lesavoy Butz & Seitz LLC, 7535
Windsor Drive, Suite 200,
Allentown, PA 18195

Attorneys: Edward H. Butz,
Esquire, Lesavoy Butz & Seitz
LLC, 7535 Windsor Drive, Suite
200, Allentown, PA 18195

CUNNINGHAM, RICHARD J.,
dec'd.

Late of the City of Easton,
Northampton County, PA

Executrix: Joann Cunningham
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

ELLIS, GEORGE M. a/k/a
GEORGE MARK ELLIS, dec'd.

Late of Hellertown, Northampton
County, PA

Executrix: Ursula M. Hoffmann
c/o Noonan & Prokup, 526
Walnut St., Allentown, PA 18101
Attorneys: Noonan & Prokup,
526 Walnut St., Allentown, PA
18101

ERBECK, EVELYN A., dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Executrix: Linda A. Servetas 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

HAMPTON, CHARLES STEWART
a/k/a CHARLES S. HAMPTON
a/k/a CHARLES S. HAMPTON,
JR., dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Co-Executors: Charles S.
Hampton, III and Elizabeth B.
Firth c/o Mark P. Albright,
Esquire, 403 Main Street, Heller-
town, PA 18055-1721

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

HOWARD, PHYLLIS B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Leslie Ann Howard 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

KERN, DARLENE a/k/a DARLENE**A. KERN,** dec'd.

Late of 302 Twin Brook Road, Township of Allen, Northampton County, PA
Executrix: Denise R. Bonstein c/o J. William Widing, III, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610
Attorneys: J. William Widing, III, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610

KOZMA, ROSE F., dec'd.

Late of Bushkill Township, Northampton County, PA
Executrix: Angela R. Maxwell, 683 Bowers Road, Nazareth, PA 18064-9117
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

MARSH, ROBERT H. a/k/a**ROBERT MARSH,** dec'd.

Late of 225 Flagstone Drive, Bethlehem, Northampton County, PA
Executor: William F. Marsh c/o Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

MONTORO, PETER V. a/k/a**PETER MONTORO,** dec'd.

Late of the Borough of Wilson, Northampton County, PA
Administratrix: Jeanette Montoro c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

NEMETH, CARL W. a/k/a CARL**WILLIAM NEMETH,** dec'd.

Late of 585 Cherry Road, Northampton, Northampton County, PA
Executor: Robert F. Nemeth, 4267 Primrose Lane, Walnport, PA 18088

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067 and Dean C. Berg, Esquire, 1820 Main Street, Suite 10, Northampton, PA 18067

SHIVE, BARBARA A., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Co-Executrices: Cynthia A. LaBarge and Brenda L. LaBarge c/o Robert H. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert H. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

STRUCKO, JOHN a/k/a JOHN CHRISTOPHER STRUCKO a/k/a JOHN C. STRUCKO, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Ann Marie Strucko c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

THOMAS, JOHN PAUL a/k/a JOHN P. THOMAS, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Judela Pearl-Thomas c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

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

VAN KLEEFF, BETTY J. a/k/a BETTY VAN KLEEFF, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: John Van Kleeff c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

ZRINSKI, IRENE, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Joseph S. Zrinski c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

SECOND PUBLICATION

ECK, JOYCE a/k/a JOYCE A. ECK, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Pamela J. Farina c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

GIAMPORCARO, FRANCIS a/k/a FRANCIS N. GIAMPORCARO a/k/a FRANK GIAMPORCARO, dec'd.

Late of Northampton, Northampton County, PA

Executor: Peter F. Giamporcario c/o Noonan & Prokup, 526 Walnut Street, Allentown, PA 18101-2394

Attorneys: Noonan & Prokup, 526 Walnut Street, Allentown, PA 18101-2394

HOFFMAN, ARLENE SHIRLEY a/k/a ARLENE S. HOFFMAN a/k/a ARLENE HOFFMAN, dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Judith H. Pektor, 695 Hexenkopf Road, Hellertown, PA 18055

Attorney: Beth A. Knickerbocker, Esquire, P.O. Box 1358, Easton, PA 18044

JENNINGS, GINA R. a/k/a GINA JENNINGS a/k/a GINA M. RUGGIERO, dec'd.

Late of the Borough of Roseto, Northampton County, PA

Administratrix: Elizabeth F. Ruggiero c/o Chad M. DiFelice, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorney: Chad M. DiFelice, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

KATO, STEPHEN EUGENE a/k/a STEPHEN E. KATO, dec'd.

Late of the City of Easton, Northampton County, PA
Executor: Thomas Joseph Shinn c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

KEITER, ROBERT F., dec'd.

Late of the Township of Williams, Northampton County, PA
Executrix: Sandra L. Hulbert, 1425 Morgan Hill Road, Easton, PA 18042
Attorney: Beth A. Knickerbocker, Esquire, P.O. Box 1358, Easton, PA 18044

KUNKEL, LORRAINE L., dec'd.

Late of Forks Township, Northampton County, PA
Executors: Alan H. Kunkel, Jr. and Lorraine L.E. Kunkel c/o Donald R. Keer, Esquire, 20 Brinker Drive, Doylestown, PA 18901
Attorney: Donald R. Keer, Esquire, 20 Brinker Drive, Doylestown, PA 18901

McINTYRE, ARLENE J., dec'd.

Late of Forks Township, Northampton County, PA
Co-Executors: Richard L. McIntyre and Linda L. Zanzitis a/k/a Linda L. Trigiani c/o Joel

M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

MILLER, LOIS G., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Jean B. Marx c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

STENLAKE, GEORGE L., dec'd.

Late of Wind Gap, Northampton County, PA
Executrix: Cynthia K. Kern
Attorneys: Martin J. Karess, Esquire, Law Offices of Martin J. Karess, PC, 215 North Ninth St., Allentown, PA 18102

STOCK, EUGENE F., dec'd.

Late of Pen Argyl, Northampton County, PA
Executrix: Joanne G. Snyder c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042
Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042

TARNOK, MICHAEL P., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA
Executor: Michael H. Tarnok c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South

Broad Street, P.O. Box 299,
Nazareth, PA 18064-0299
Attorney: Gregory R. Reed,
Esquire, Attorney-at-Law, 141
South Broad Street, P.O. Box
299, Nazareth, PA 18064-0299

THIRD PUBLICATION

BRODNIAK, MARY F., dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executor: William P. Brodniak
c/o George M. Vasiliadis,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020
Attorneys: George M. Vasiliadis,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

CHICCHI, AUGUST L. a/k/a AUGUST LAWRENCE CHICCHI

a/k/a GUS L. CHICCHI, dec'd.
Late of the Borough of Hellen-
town, Northampton County, PA
Executrix: Philomena Abd-El-
Bary c/o Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961
Attorney: Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961

DARYANANI, GOBIND T., dec'd.

Late of Palmer Township,
Northampton County, PA
Executrix: Carol Daryanani
Attorneys: Patricia K. Haddad,
Esquire, Levine DeSantis, LLC,
530 Morris Avenue, Suite 300,
Springfield, NJ 07081

DeLAZARO, BARBARA A. a/k/a BARBARA DeLAZARO a/k/a BARBARA ANN DeLAZARO,

dec'd.
Late of the City of Bethlehem,
Northampton County, PA

Executrix: Ann DeLazaro c/o
William P. Leeson, Esquire, 70
East Broad Street, P.O. Box
1426, Bethlehem, PA 18016-
1426

Attorney: William P. Leeson,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

GANGWER, DERVIN D., JR., dec'd.

Late of Wind Gap, Northampton
County, PA

Administratrix: Lisa A. Bahnck
c/o William W. Matz, Jr., Esquire,
211 W. Broad Street, Bethlehem,
PA 18018-5517

Attorney: William W. Matz, Jr.,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517

HEMUS, ADRIAN G. a/k/a ADRIAN GRANT HEMUS, dec'd.

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

Administratrix: Pamela Hemus
c/o Chad M. DiFelice, Esquire,
2925 William Penn Highway,
Suite 301, Easton, PA 18045-
5283

Attorney: Chad M. DiFelice,
Esquire, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

KLEINTOP, MARIE C., dec'd.

Late of the Township of Bushkill,
Northampton County, PA

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

LUBER, CHARLOTTE E., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executor: Eldridge H. Luber c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

PASTERNAK, STELLA, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Co-Executors: Kathleen H. Finkbeiner and Andrew Hanzlik c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

REDUZZI, CARL C., dec'd.

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

Executor: Alvaro J. Reduzzi 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

SCHONERBERGER, REBECCA E., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executors: Gail I. Kocher, 520 E. Dannersville Road, Bath, PA 18014 and Gilbert H. Hirschel, 103 Melissa Court, Enola, PA 17025

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

SCHULTZ, BARBARA B., dec'd.

Late of Easton, Northampton County, PA

Executor: Jeffrey A. Schultz c/o Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

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

SEIFERT, MILDRED RUTH a/k/a MILDRED R. SEIFERT, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: New Eastwood Operator LP dba New Eastwood Healthcare & Rehabilitation Center c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

SPENCER, FRANCES J. a/k/a FRANCES F. SPENCER a/k/a FRANCES SPENCER, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Lynda A. Guarino c/o Todd H. Lahr, Esquire, Lahr & Lahr Law Offices, 3570 Hamilton Blvd., Suite 303, Allentown, PA 18103-4513

Attorneys: Todd H. Lahr, Esquire, Lahr & Lahr Law Offices, 3570 Hamilton Blvd., Suite 303, Allentown, PA 18103-4513

WILCOX, FRANCIS M., dec'd.

Late of the Township of Allen, Northampton County, PA

Executor: John L. Obrecht, 1731 Main Street, Northampton, PA 18067-1544

Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067-1544

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 16, 2007, for the purpose of incorporating the following Business Corporation:

The name of the corporation is:

D&P CONSTRUCTION, INC.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, as amended.

JOEL M. SCHEER, ESQUIRE

FISHBONE & SCHEER

940 West Lafayette Street

Easton, PA 18042

(610) 258-5306

Apr. 28

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 11, 2007, for the purpose of incorporating the following Business Corporation:

The name of the corporation is:

LA BELLA PROPERTIES, INC.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, as amended.

JOEL M. SCHEER, ESQUIRE

FISHBONE & SCHEER

940 West Lafayette Street

Easton, PA 18042

(610) 258-5306

Apr. 28

**NOTICE OF NON-PROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been

filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed Non-Profit Corporation to be organized under the Non-Profit Corporation Law of 1988, P.L. 1444, No. 177, as amended.

The name of the Non-Profit Corporation is:

**LEHIGH VALLEY
OUTREACH DEPOT**

The effective date of incorporation is May 12, 2015.

The purposes for which it is organized are: to devote such funds as it may receive exclusively for religious, charitable, literary or education purposes, to be accomplished in a manner consistent with the provisions of Section 501(c) of the Internal Revenue Code of 1986, as amended.

ROBERT V. LITTNER, ESQUIRE

LITTNER, DESCHLER & LITTNER

512 North New Street

Bethlehem, PA 18018

Apr. 28

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

LOU LOU LEROY SALON, LLC

has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

ZELECHIWSKY LAW OFFICE

527 Hamilton St.

Allentown, PA 18101

Apr. 28

NOTICE OF DISSOLUTION
NOTICE OF WINDING UP OF
PROCEEDINGS OF FUZZY'S
CONCESSIONS, INC.

A Pennsylvania Profit Corporation
 To: all creditors of Fuzzy's Concessions, Inc.

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Fuzzy's Concessions, Inc.**, a Pennsylvania corporation, with an address of 30 W. West Street, Wind Gap, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

Apr. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 7, 2016, the Petition of Haktan Abdullah Cicek was filed in Northampton County Court of Common Pleas at No. C-48CV-20162775, seeking to change the name of Petitioner from Haktan Abdullah Cicek to Alan Kochkarov. The Court has fixed Tuesday, June 7, 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.

Apr. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 11, 2016, the Petition of

Crystal Amanda Haberstumpf was filed in Northampton County Court of Common Pleas at CV2016-2818, seeking to change the name of Petitioner from Crystal Amanda Haberstumpf to Kayden Nathaniel Haberstumpf. The Court has fixed Friday, June 3, 2016 at 9:00 a.m., Courtroom One (1) 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.

Apr. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 7, 2016, the Petition of Zachary Siegel was filed in Northampton County Court of Common Pleas at No. C-40CV2016, seeking to change the name of Petitioner from Zachary Alexander Siegel to Nicole Elizabeth Siegel. The court has fixed Tuesday, June 7, 2016 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for the 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.

Apr. 28

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

NOTICE OF ACTION IN
 MORTGAGE FORECLOSURE
 PHH MORTGAGE CORPORATION
 Plaintiff

vs.

WILLIAM J. FISH, in his
 capacity as Heir of
 JOHN W. FISH, JR., Deceased
 AMY F. WHITED, in her
 capacity as Heir of JOHN W.
 FISH, JR., Deceased

UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS,
 FIRMS OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR
 INTEREST FROM OR UNDER
 JOHN W. FISH, JR., DECEASED

Defendants

NO. 2016-1186

NOTICE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN W. FISH, JR., DECEASED

You are hereby notified that on February 12, 2016, Plaintiff, PHH MORTGAGE CORPORATION, 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. 2016-1186. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1634 FERRY STREET, EASTON, PA 18042 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

Apr. 28

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

IN CUSTODY

VICTOR MERCADO and
 JENNIFER MERCADO

Plaintiffs

vs.

LISETTE MERCADO and
 JAMES REED,

Defendants

DOCKET NO. C0048CV2016-1601

TO: Lisette Mercado

You are hereby notified that Victor and Jennifer Mercado have filed a Complaint for Custody against you in the Court of Common Pleas of Northampton County, Docket No. C0048CV2016-1601. You have been sued in Court for custody, partial custody or visitation of the child(ren): Navaeh.

You are hereby notified that a Custody Conference has been scheduled by the Court for April 27, 2016 at 11:30 a.m. in the Custody

Mediation Room, Northampton County Government Center, Easton, Pennsylvania.

NOTICE

You have been sued in Court for custody, partial custody or visitation of the child(ren): NAVAEH.

If you fail to appear for Conference, an order for custody, partial custody or visitation may be entered against you or the court may issue a warrant for your arrest.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, YOU MAY 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

FRANK J. TROVATO, ESQUIRE

BENNER & TROVATO

2005 City Line Road

Suite 106

Bethlehem, PA 18017

(610) 867-3900

Apr. 28

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

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

Well Fargo Bank NA successor
by merger to Wachovia Bank,

National Association

Plaintiff

vs.

Kathy Dietrich, Believed heir and/
or administrator of the Estate of
Mark M. Dietrich; Unknown Heirs
and/or Administrators of the Estate
of Mark M. Dietrich; Kathy Dietrich
Defendants

NO.: CV-2015-00819

TO: Unknown Heirs and/or Administrators of the Estate of Mark M. Dietrich

PRESENTLY OR FORMERLY of 2453 Birch Street, Easton, Pennsylvania 18042. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 2453 Birch Street, Easton, Pennsylvania 18042 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692 et seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Northampton County Court of Common Pleas at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Esquire, P.O. Box 165028, Columbus, OH 43216. Phone (614) 222-4921.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR 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
LAWYER OR CANNOT AFFORD ONE
GO TO OR TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

LAWYER REFERRAL SERVICE
Northampton County
P.O. Box 4733
Easton, PA 18043-4733
Phone (610) 258-6333

Apr. 28

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Bayview Loan Servicing, LLC

Plaintiff

vs.

ALEX LEE GENSCH, IN HER
CAPACITY AS HEIR OF THE
ESTATE OF PAUL C. GENSCH,
DECEASED and UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER PAUL C.
GENSCH, DECEASED,

Defendant(s)

NO. 2012-1823

NOTICE

TO: All Other Heirs of Paul C. Gensch,
Known or Unknown, Defendant(s),
whose last known address is 5745
Sullivan Trail, Nazareth, PA
18064-9293

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

TAKE NOTICE that the real estate
located is scheduled to be sold at
Sheriff's Sale on June 5, 2016 at
10:00 A.M., in the Jury Lounge, 1st
Floor, Northampton County Govern-
ment Center, 669 Washington St.,
Easton, PA 18042, to enforce the
court judgment of \$145,254.96,
obtained by Bayview Loan Servicing,

LLC, against you. Property Descrip-
tion: Prop. sit in the Township of
Plainfield, County of Northampton.
BEING prem.: 5745 Sullivan Trail,
Nazareth, PA 18064-9293. Tax
Parcel: #H8SE1-1-3-0626. Improve-
ments consiste of residential property.
Sold as the property of Paul C.
Gensch. TERMS OF SALE: The
purchaser at sale must pay the full
amount of his/her bid by two o'clock
P.M. on the day of the sale, and if
complied with, a deed will be tendered
by the Sheriff at the next Court of
Common Pleas for Northampton
County conveying to the purchaser
all the right, title, interest and claim
which the said defendant has in and
to the said property at the time of
levying the same. If the above condi-
tions are not complied with on the
part of the purchaser, the property
will again be offered for sale by the
Sheriff at three o'clock P.M., on the
same day. The said purchaser will be
held liable for the deficiencies and
additional costs of said sale. TAKE
NOTICE that a Schedule of Distribu-
tion will be filed by the Sheriff on a
date specified by the Sheriff not later
than thirty (30) days after sale. Distri-
bution will be made in accordance
with the schedule unless exceptions
are filed thereto within 10 days after
the filing of the schedule.

POWERS, KIRN & ASSOC., LLC
Attys. for Plaintiff

Eight Neshaminy Interplex
Ste. 215
Trevose, PA 19053
(215) 942-2090

Apr. 28

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Green Tree Servicing LLC

Plaintiff

vs.

Estate of Juana Morales a/k/a
 Juana Morales-Toledo c/o Joel
 Colon, Personal Representative, Joel
 Colon, Personal Representative of
 the Estate of Juana Morales a/k/a
 Juana Morales-Toledo, Zulma
 Rivera, Known Heir of Juana
 Morales a/k/a Juana Morales-
 Toledo, Hector Morales a/k/a
 Hector Morales-Toledo a/k/a
 Hector L. Irizarry-Morales, Known
 Heir of Juana Morales a/k/a Juana
 Morales-Toledo, Alberto Morales
 a/k/a Alberto Morales-Toledo,
 Known Heir of Juana Morales
 a/k/a Juana Morales-Toledo,
 Arnando Morales a/k/a Arnando
 Morales-Toledo, Known Heir of
 Juana Morales a/k/a Juana
 Morales-Toledo, Unknown Heirs,
 Successors, Assigns and All
 Persons, Firms or Associations
 Claiming Right, Title or Interest
 From or Under Hector Morales
 a/k/a Hector Morales-Toledo a/k/a
 Hector L. Irizarry-Morales,
 Unknown Heirs, Successors,
 Assigns and All Persons, Firms or
 Associations Claiming Right, Title or
 Interest From or Under Juana
 Morales a/k/a Juana Morales-
 Toledo, Deceased and Unknown
 Heirs, Successors, Assigns and All
 Persons, Firms or Associations
 Claiming Right, Title or Interest
 From or Under Sebastian Irizarry,
 Known Heir of Juana Morales
 a/k/a Juana Morales-Toledo,
 Defendants

NO. C-48-CV-2012-4113

**AMENDED COMPLAINT IN
 MORTGAGE FORECLOSURE**

TO: Unknown Heirs, Successors,
 Assigns and All Persons, Firms or
 Associations Claiming Right, Title
 or Interest From or Under
 Sebastian Irizarry, Known Heir of
 Juana Morales a/k/a Juana

Morales-Toledo, Defendant(s),
 whose last known address is 522
 Ontario Street, Bethlehem, PA
 18015

You are hereby notified that
 Plaintiff, Green Tree Servicing LLC,
 has filed an Amended Mortgage Fore-
 closure Complaint endorsed with a
 Notice to Defend, against you in the
 Court of Common Pleas of Northamp-
 ton County, Pennsylvania, docketed to
 NO. C-48-CV-2012-4113, wherein
 Plaintiff seeks to foreclose on the
 mortgage secured on your property
 located, 522 Ontario Street,
 Bethlehem, PA 18015, whereupon
 your property would be sold by the
 Sheriff of Northampton County.

NOTICE

**YOU HAVE BEEN SUED IN
 COURT.** If you wish to defend against
 the claims set forth in the notice
 above, you must take action within
 twenty (20) days after this Complaint
 and Notice are served, by entering a
 written appearance personally or by
 attorney and filing in writing the
 Court your defenses or objections to
 the claims set forth against you. You
 are warned that if you fail to do so the
 case may proceed without you and a
 judgment may be entered against you
 by the Court without further notice
 for any money claimed in the
 Complaint or for any other claim or
 relief requested by the Plaintiff. You
 may lose money or property or other
 rights important to you. **YOU
 SHOULD TAKE THIS PAPER TO
 YOUR LAWYER AT ONCE. IF YOU
 DO NOT HAVE A LAWYER GO TO
 OR TELEPHONE THE OFFICE SET
 FORTH BELOW. THIS OFFICE CAN
 PROVIDE YOU WITH THE INFORMA-
 TION 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.

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

UDREN LAW OFFICES, P.C.

Attys. for Plaintiff

111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

Apr. 28

PARALEGAL POSITION

IMMEDIATE OPENING for a Paralegal position to work at the law firm of Pfeiffer & Bruno in Easton, Pennsylvania. Experience in Plaintiff Personal Injury case work is required; knowledge and prior experience in trial preparation is a must. Responsible for all aspects of the case, from the investigation stage to trial and appeals. Additional requirements include excellent computer skills, including Word, Excel, Amicus and PC Law; medical records review; drafting of pleadings and discovery; client contact and scheduling.

E-mail or mail resume in confidence to: Pfeiffer & Bruno, P.C., P.O. Box 468, Easton, PA 18044-0468. E-mail: sdockey@pbmdlaw.com. No telephone calls please.

Apr. 21, 28

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 6, 2016, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

No. 1

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2015-09399

Location:

2440 Alder Street, Easton, PA 18042

Parcel ID:

M9NW1B 17 5 0837

Reputed Owners:

Theresa Roberts and William Roberts

All that certain messuage and tenement and lot or piece of land, situated in the Borough of Wilson, County of Northampton and State of Pennsylvania.

Being the same premises granted and conveyed unto Theresa Roberts and William Roberts, wife and husband, as tenants by entireties by deed from Mark G. Litschauer and Beth A. Litschauer, husband and wife, dated 2/12/2004 and recorded 2/24/2004 in Book 2004-1 page 66927.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 2

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-11130

Location:

334 Vine Street, Bethlehem, PA 18015

Parcel ID:

P6SE1A 15 22 0204

Reputed Owner:

Jose M. Hernandez

All that certain brick messuage and tenement and Lot or piece of

ground situate and known as No. 334 Vine Street, in the City of Bethlehem, South Side, County of Northampton, Commonwealth of Pennsylvania.

Being the same premises granted and conveyed unto Jose M. Hernandez by deed from Rose Saurino Hugitz, Widow, dated 8/31/2007 and recorded 9/19/2007 as in Book 2007-1 page 345415.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09701**

Location:

1428 Spruce Street, Easton, PA 18042

Parcel ID:

L9SW2C 16 6 0310

Reputed Owner:

Anna Mae Arnold

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

BEING THE SAME PREMISES which Peter G. Deraymond, as Executor of the Estate of Samuel Trumbatore, deceased, by Deed dated 7/31/02 and recorded 8/22/02 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Instrument #2002045176, granted and conveyed unto Anna Mae Arnold, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05833**

Location:

727 Williams Street, Pen Argyl, PA 18072

Parcel ID:

E8NE1C 1 11A 0625

Reputed Owners:

Karen Hines and John K. Hines

ALL THAT CERTAIN tract, parcel or piece of ground situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, bounded and described according to a survey made by L.A. Kemmerer dated December 17, 1973 and described as Tract 1 on Drawing 7323-0.

BEING THE SAME PREMISES granted and conveyed unto John K. Hines and Karen Hines, husband and wife by deed from Lisa W. Metzgar nka Lisa A. Moyer and Barry S. Moyer, husband and wife, dated 10/15/1999 and recorded 10/18/1999 in Book 1999-1, Page 156695.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00450**

Location:

824 South Cottonwood Road, Walnutport, PA 18088

Parcel ID:

H4 22 7L 0516

Reputed Owners:

Brian J. Kolonia and Stacie M. Kolonia

ALL THAT CERTAIN MESSAGE, TENEMENT, PARCEL OR PIECE OF

GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO BRIAN J. KOLONIA AND STACIE M. KOLONIA BY DEED FROM COLDOT, INC., DATED 10/18/2001 AND RECORDED 10/23/2001 AS INSTRUMENT #2001045273.

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. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03433**

Location:

519 Dakotah Street, Bethlehem, PA 18015

Parcel ID:

P6SW2C 7 1E 0204

Reputed Owners:

Ramon L. Cruz and Griselle Cruz

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, Situate, lying and being in the 1st Ward, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, and being Lot No. 3 as shown on Minor Subdivision 'Plan of Henry R. Irwin Subdivision', dated 9/30/1996 and revised 11/18/1996, said plan being recorded in the Recorder of Deeds Office in and for Northampton County at Easton; Pennsylvania in Volume 1996-5, Page 385.

TITLE TO SAID PREMISES IS VESTED IN Ramon L. Cruz and Griselle Cruz, husband and wife, by

Deed from Preston E. Penick, dated June 14, 2005, recorded June 30, 2005, in Book 2005-1, Page 243770.

Improvements:

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

Attorney:

Paul Cressman, Esquire

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06742**

Location:

3460 Church Road, Northampton, PA 18067

Parcel ID:

J4 29 4 0516

Reputed Owners:

Linda Vosburg and David W. Vosburg

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

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO DAVID W. VOSBURG AND LINDA VOSBURG, HUSBAND AND WIFE BY SPECIALTY WARRANTY DEED DATED 09/20/2006 FROM DAVID W. VOSBURG AND LINDA BELL NOW BY MARRIAGE LINDA VOSBURG, HUSBAND AND WIFE, RECORDED 10/03/2006 IN BOOK 2006-1, PAGE 408625, AND INSTRUMENT NUMBER 2006057712.

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. 9**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08015****Location:**

1419 New Jersey Avenue, Hellertown, PA 18055

Parcel ID:

Q7 19 1C 0715

Reputed Owners:

Lisa A. Scheetz and Allen W. Scheetz, Jr.

ALL THAT CERTAIN messuage, tenement and lot or parcel of land situate on the east side of New Jersey Avenue, partially in the Borough of Hellertown and in Lower Saucon Township, Northampton County and in the Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the 25th day of November, 1967, A.D. by W.E. Blackley, registered engineer, of Bethlehem, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Allen W. Scheetz, Jr. and Lisa Scheetz by deed from Angela McAgnon by her Attorney-in-fact Kevin McAgnon, dated 12/9/2005 and recorded 2/16/2006 in Book 2006-1, Page 65989.

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 10**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10932****Location:**

2472 Applebutter Road, Hellertown, PA 18055

Parcel ID:

P8 4 14A 0719

Reputed Owners:

Odell B. Theadford, Sr. and Marcia E. Theadford

ALL THAT CERTAIN tract or parcel of land, situate along the southerly side of Applebutter Road (LR 48010) in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the twenty-fourth day of May 1966 by Leonard H. Fraivillig Company, Engineers, Bethlehem, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Odell B. Theadford, Sr. and Marcia E. Theadford, husband and wife by deed from Odell H. Theadford, widower, as Trustee of the Theadford Family Trust dated June 13, 2001, by his Power of Attorney, Odell B. Theadford, Sr., said Power of Attorney is recorded in Book 2003-1, Page 349883, dated 8/20/2003 and recorded 8/27/2003 as in Book 2003-1, Page 349898.

Improvements:

Thereon being erected a ranch single style dwelling with vinyl and stone exterior and shingle roof; attached two-car garage, detached out building.

Attorney:

Matthew K. Fissel, Esquire

No. 11**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11227****Location:**

98 Juniper Road, Bangor, PA 18013

Parcel ID:

C10SE2 1 1A 0131

Reputed Owner:

Ronald T. Vanderpyle

ALL THAT CERTAIN messuage, tenement, tract, piece or parcel of

land situate in the Township of Upper Mount Bethel, in the County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN RONALD T. VANDERPYLE AND LYNNE E. VANDERPYLE BY DEED FROM BEVERLY LYNN LONDON AND WILLIAM D. LONDON, II, HUSBAND AND WIFE DATED 08 / 25 / 1987 RECORDED 09/01/1987 IN DEED BOOK 733 PAGE 431.

Improvements:

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

Attorney:

David Neeren, Esquire

No. 12

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2011-04233

Location:

361 Springfield Way, Easton, PA 18045

Parcel ID:

M8 5 1A-34P 0324

Reputed Owner:

Neville Stone

All that certain piece, parcel or tract of land together with improvements thereon situate on the east side of Springfield Way, the south side of Gorham Road, and the west side of South Nulton Avenue in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 34P on the Somerset Village Subdivision Plan prepared by Rettew Associates, Inc., dated November 19, 2002, last revised September 3, 2003, Drawing No. 02-04954-001-5, recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book Volume 2003-5, page 413.

Fee Simple Title Vested in Neville Stone by deed from Signature Homes by J.T. Maloney, Inc., dated January 21, 2007, recorded January 30, 2007, in the Northampton County Recorder of Deeds Office in Deed Book 2007-1, Page 40950 and Instrument Number 2007005250.

Improvements:

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

Attorney:

M. Troy Freedman, Esquire

No. 13

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2012-06487

Location:

1832 Washington Avenue, Northampton, PA 18067

Parcel ID:

L4SW4B 12 8 0522

Reputed Owner:

Timothy M. Compton

All that certain messuage or tenement and parcel or piece of land situate in the Second Ward of the Borough of Northampton, Northampton County, Pennsylvania, being a part of Lot 61 on the Dr. Clinton W. Sieger plan of town lots and now known as 1832 Washington Avenue, Northampton, Pennsylvania.

BEING the same property conveyed to Timothy M. Compton, The Surveyor of them who acquired title by virtue of a(n) Fee Simple Deed from Timothy M. Compton and Martine M. Compton, Husband and Wife, dated December 22, 2010, recorded February 7, 2011, at Deed Book 2011-1, Page 27980, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 14**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04172****Location:**

2845 Bath Pike, Nazareth, PA 18064

Parcel ID:

K7NW1 2 7 0432

Reputed Owner:

Susan M. Tonitis

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

Title to said premises is vested in Richard P. Walakovits and Rosemarie Walakovits by deed from John F. Kositz and Gladys Kositz, his wife, dated July 17, 1962 and recorded July 20, 1962 in Deed Book 176, Page 395. The said Rosemarie Walakovits died on May 19th, 2003 thereby vesting title to Richard P. Walakovits. The said Richard P. Walakovits died on December 5, 2014 thereby vesting title in Richard J. Walakovits, Co-Executor of the Estate of Richard P. Walakovits, Deceased Mortgagor and Real Owner by operation of law.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 15**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06417****Location:**

137 East Washington Avenue, Bethlehem, PA 18017

Parcel ID:

N6SE1C 13 2 0204

Reputed Owner:

Frank P. Golden

ALL THAT CERTAIN lot or piece of ground with the building or buildings thereon erected situate in the City of Bethlehem, County of Northampton, and State of Pennsylvania, known as 137 Washington Avenue.

BEING the same premises which is vested in Frank P. Golden, unmarried by Deed from Michael M. Stein and Michelle M. Stein, Husband and Wife, dated 11/15/1999 and recorded 11/16/1999 in Deed Volume 1999-1 Page 170532.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 16**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02530****Location:**

3015 Mission Road, Bethlehem, PA 18017

Parcel ID:

M7SW3 3 9 0204

Reputed Owners:

Maureen Brown and Christopher M. Brown

ALL THAT CERTAIN dwelling house, together with the lot Or piece of ground upon which the same is erected, being known as No. 3015 Mission Road, situate in the City of

Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, being further known as Lot No. 10, Block D, as shown on the Plan of "East Hills", Section #2, said Map or Plan being recorded in Map Book Vol. 13, page 15, Northampton County Records.

BEING THE SAME PREMISES GRANTD AND CONVEYED UNTO CHRISTOPHER M BROWN AND MAUREEN T BROWN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, FROM ANDREW J LUKIEVICS BY WARRANTY DEED DATE 12/23/2008 AND RECORDED 01/05/2009 IN BOOK 2009-1 PAGE 1898 INSTRUMENT # 2009000316.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

**No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05653**

Location:

4625 Charles Street, Easton, PA 18045

Parcel ID:

M8SW2 12 7B 0205

Reputed Owner:

Antonio Genise

ALL THOSE CERTAIN five lots of land, with improvements thereon erected, situate on the North side of Charles Street, in the Township of Bethlehem, County of Northampton and State of Pennsylvania.

Being the same premises that CHARLES G. LEON AND HELENE LEON, HUSBAND AND WIFE by deed dated 05/17/2006 and recorded on 06/12/2006 in the office of Recorder of Deeds in and for NORTHAMPTON

County, at Book 2006 and Page 233578, and Instrument No.2006034980, conveyed unto ANTONIO GENISE, Grantee herein.

Improvements:

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

Attorney:

Bradley J. Osborne, Esquire

**No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05952**

Location:

1127 Sundance Drive, Pen Argyl, PA 18072

Parcel ID:

E9 1 127 0626

Reputed Owner:

Stefanie A. Ullrich

ALL THAT CERTAIN lot or tract of land situate along the Northerly side of Sundance Drive in the Township of Plainfield, County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Stefanie A. Ullrich BY DEED FROM Mark A. Ullrich and Stefanie A. Ullrich, husband and wife DATED 10/18/2005 RECORDED 10/19/2005 AT INSTRUMENT NUMBER 2005054902.

Improvements:

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

Attorney:

David Neeren, Esquire

**No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01028**

Location:

2114 Saucon Avenue, Bethlehem, PA 18015

Parcel ID:

P7NE1 2 2 0719

Reputed Owners:

William F. Alosi, Last Record Owner and Anthony Alosi and Teresa McFerran, Known Heirs of William F. Alosi and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under William F. Alosi, Last Record Owner

ALL THOSE THREE (3) CERTAIN lots or pieces of ground, lying and being in the Township of Lower Saucon, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN William F. Alosi BY DEED FROM James F. Raudenbush and Susan L. Raudenbush, husband and wife DATED 10/05/2001 RECORDED 11/06/2001 IN DEED BOOK 2001-1 PAGE 235219.

Improvements:

Thereon being erected an a-frame single style dwelling with wood and stucco exterior and shingle roof.

Attorney:

Sherri J. Braunstein, Esquire

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09508**

Location:

2814 Eagle Nest Lane, Nazareth, PA 18064

Parcel ID:

K6 8 1-264 0432

Reputed Owners:

Brian M. Taylor and Wendy K. Taylor

ALL THAT CERTAIN PARCEL OF LAND KNOWN AS LOT NO. 264 LOCATED IN UPPER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON A PLAN ENTITLED 'EAGLES LANDING

—PHASE II" PREPARED BY LEHIGH ENGINEERING ASSOCIATES, INC., RECORDED AUGUST 14, 2006, IN NORTHAMPTON COUNTY MAP BOOK VOLUME 2006-5, PAGES 540.

BEING THE SAME PREMISES which Stone Creek Development Corporation, A Pennsylvania Corporation, by Deed dated 9/19/08 and recorded 9/22/08 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 20081, Page 264802, and Instrument #2008037134, granted and conveyed unto Brian M. Taylor and Wendy K. Taylor, husband and wife, in fee.

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. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00086**

Location:

1847 4th Street, Bethlehem, PA 18020

Parcel ID:

N7NE4 38 2 0205

Reputed Owner:

Marc P. DeFrancesco

ALL THAT CERTAIN lots of land and tenement situate in the Township of Bethlehem, County of Northampton, State of Pennsylvania, designated as Lots Nos. 33, 34 and the Northerly 15 feet of lot No. 35, Block 4, in Plan of Lots of Prospect Heights, which plan is recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Map Book Volume 3, Page 16, said lots being located on the West side of Fourth Street.

BEING the same premises which Michael D. Zito and Jessica Post n/k/a Jessica L. Zito, by Deed dated 9/14/12 and recorded 9/19/12 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2012-1, Page 223489, granted and conveyed unto Marc P. DeFrancesco.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06748**

Location:

405 East Wilkes Barre Street,
Easton, PA 18042

Parcel ID:

L10SW4A 3 7B 0310

Reputed Owner:

Joshua Harper

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate and known as No. 405 East Wilkes Barre Street in the City of Easton, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joshua Harper by deed from Nickolas R. Stuart, by his Power of Attorney dated May 23, 2005 and recorded May 31, 2005 in Deed Book 2005-1, Page 200819.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09632**

Location:

730 Pawnee Street, Bethlehem, PA
18015

Parcel ID:

P6SW2C 15 12 0204

Reputed Owners:

Philip C. Osborne and Patience J. Osborne

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem City, County of Northampton, Commonwealth of Pennsylvania, known and designated as No. 730 Pawnee Street.

TITLE TO SAID PREMISES IS VESTED IN Patience J. Osborne and Philip C. Osborne, w/h, by Deed from John R. Weber and Jackalynn Weber, h/w, dated 12/27/2002, recorded 12/30/2002 in Book 2002-1, Page 367807.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 24

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08289**

Location:

2464 Madison Avenue, Bethlehem,
PA 18017

Parcel ID:

N6NE3A 8 3 0204

Reputed Owners:

Vilma S. Benevides and Helio G. Benevides

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

designated as Lot No. 101 on the Plan of Madison Park as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania, in Map Book Volume 85, page 100.

TITLE TO SAID PREMISES IS VESTED IN Helio G. Benevides and Vilma S. Benevides, h/w, by Deed from Bruce Nodine and Donna J. Dwulet, n/k/a Donna J. Nodine, h/w, dated 11/20/1992, recorded 11/23/1992 in Book 880, Page 603.

Improvements:

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

Attorney:

Paul Cressman, Esquire

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10181**

Location:

2429 Forest Street, Easton, PA 18042

Parcel ID:

L9SW4C 1 25 0837

Reputed Owner:

Stacey A. Fiorese

ALL THAT EASTERN one-half of a certain brick dwelling house, now known as No. 2429 Forest Street and lot or piece of ground upon which the same is erected, situated on the North side of Forest Street, in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Tricia L. Vanarsdale, unmarried, by Deed dated 9/17/07 and recorded 9/25/07 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2007-1, Page 351739, granted and conveyed unto Stacey A. Fiorese, as sole owner, in fee.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00561**

Location:

669 Alaska Street, Bethlehem, PA 18015

Parcel ID:

P6SW3B 5 12 0204

Reputed Owner:

Francisco Ramirez

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

BEING the same premises which by Deed dated November 21, 2005 and recorded in the Office of the Recorder of Deeds of Northampton County on November 22, 2005 in Deed Book Volume 2005-1, Page 468267, granted and conveyed unto Francisco Ramirez.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06352**

Location:

5530 Monocacy Drive, Bethlehem, PA 18017

Parcel ID:

M5NW2 8 2 0508

Reputed Owners:

Peter Klingman and Lindsay M. Klingman aka Lindsay M. DiGiacinto

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

BEING THE SAME PREMISES which Joan Marano, widow, granted and conveyed unto Peter Klingman and Lindsay DiGiacinto, as joint tenants with the right of survivorship, by Deed dated September 24, 2007 and recorded October 2, 2007 in Northampton County Record Book 2007-1, Page 360937.

Improvements:

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

Attorney:

Martha E. Von Rosenstiel, Esquire

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07264**

Location:

460 Cedar Road, Bangor, PA 18013

Parcel IDs:

E10 11 5 0134 and E10 9 13 0134

Reputed Owners:

Mark Absalom aka Mark D. Absalom and Jennifer Absalom

ALL THOSE CERTAIN lots or parcels of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Mark Absalom and Jennifer Absalom, his wife, by Deed from Jean Chesner, widow, dated 8/17/1998, recorded 8/18/1998 in Book 1998-1, Page 109806.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10717**

Location:

722 Bushkill Drive, Bath, PA 18014

Parcel ID:

G6 17 20 0406

Reputed Owners:

Lauren N. Ehrie and Joseph A. Ehrie

All that certain message, piece or parcel of land situated in the Township of Bushkill, County of Northampton and State of Pennsylvania, being known as Lot No. 1 in the Glenn E. Airgood and Anita Airgood, his wife, Subdivision, prepared by Richard T. Rutt, Consulting Engineers and Land Surveyors, of 6449 Sullivan Trail, Pen Argyl, Pennsylvania, and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania, in Plan Book Volume 84, Page 168.

TITLE TO SAID PREMISES IS VESTED IN Lauren N. Ehrie and Joseph A. Ehrie, w/h, by Deed from Adrian M. Smith and Suzanne M. Smith, h/w, dated 03/05/2007, recorded 02/06/2008 in Book 2008-1, Page 32746.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08675

Location:

427 George Street, Pen Argyl, PA
 18072

Parcel ID:

E8NE2D 14 21 0625

Reputed Owner:

Teresa J. Scarlett, Administratrix
 of the Estate of Richard Scarlett

ALL THAT CERTAIN LOT OR
 PIECE OF GROUND WITH THE
 MESSUAGE OR TENEMET
 THEREON ERECTED SITUATE IN
 THE BOROUGH OF PEN ARGYL,
 COUNTY OF NORTHAMPTON AND
 COMMONWEALTH OF PENNSYLVANIA,
 KNOWN AS 427 GEORGE
 STREET.

Title to said premises is vested in
 Richard W. Scarlett by deed from
 Steven B. Horvath and Marsha O.
 Horvath, husband and wife, dated
 March 31, 2000 and recorded April
 6, 2000 in Deed Book 2000-1, Page
 039952 Instrument Number
 2000012205. The said Richard W.
 Scarlett died on November 1, 2014
 thereby vesting title in Teresa J.
 Scarlett, Administratrix of the Estate
 of Richard Scarlett by operation of
 law.

Improvements:

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

Attorney:

Joseph I. Foley, Esquire

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-08317

Location:

2210 4th Street, Bethlehem, PA
 18020

Parcel ID:

N7NE1 20 5 0205

Reputed Owner:

Susan T. Hamill

ALL THAT CERTAIN lot or piece of
 ground situate in the Township of
 Bethlehem, County of Northampton,
 and Commonwealth of Pennsylvania,
 marked and designated on a certain
 'Revised Plan of Miller Heights,
 Bethlehem Township, Northampton
 County, Pennsylvania, property of
 The Bethlehem and Suburban Realty
 Co.', which map or plan is recorded
 in the Office for the Recording of
 Deeds in and for Northampton
 County, in Map Book 8, Page 21.

TITLE TO SAID PREMISES IS
 VESTED IN James J. Hamill and
 Susan T. Hamill, h/w, by Deed from
 Charles Hoey and Dorothy Hoey,
 h/w, dated 08/03/2009, recorded
 08/06/2009 in Book 2009-1, Page
 203123.

The said James Hamill died on
 5/29/2010, vesting sole ownership
 in Susan T. Hamill as surviving
 tenant by the entirety.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04448

Location:

4979 McDermott Road, Bangor,
 PA 18013

Parcel ID:

H11 2 2L 0117

Reputed Owners:

Kevin Casey aka Kevin C. Casey
 and Karen L. Casey

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Lower Mount Bethel, County of Northampton, and Commonwealth of Pennsylvania, shown as Lot 106B in Block W on a plan of Kiefer Estates, according to Drawing 88D 1913 as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Office of the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Plan Book 89, at page 339,

TITLE TO SAID PREMISES IS VESTED IN Karen L. Casey, by Deed from Kevin Casey and Karen L. Casey, h/w, dated 11/21/2014, recorded 11/25/2014 in Book 2014-1, Page 207118.

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. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02208**

Location:

5773 Shady Lane, Nazareth, PA 18064

Parcel ID:

H8NE1 6 5 0626

Reputed Owner:

Steven Wu

ALL THAT CERTAIN lot or parcel of land situate in Plainfield Township, Northampton County, Commonwealth of Pennsylvania, shown as Lot No. 5 on a Subdivision Plan of Woodland Estates, Section II recorded in Plan Book 91, Pages 121-121B.

TITLE TO SAID PREMISES IS VESTED IN Steven Wu, by Deed from James C. Wheelock and Tina M. Wheelock, h/w, dated 07/29/2005,

recorded 08/10/2005 in Book 2005-1, Page 304926.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03405**

Location:

4738 Timberline Road, Walnutport, PA 18088

Parcel ID:

H2 1 56 0516

Reputed Owners:

Stephanie Kline aka Stephanie T. Kline and Randy J. Kline

ALL THAT CERTAIN lot, parcel, or tract of ground situate on the northerly side of Timberline Road, Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania,

TITLE TO SAID PREMISES IS VESTED IN Randy J. Kline and Stephanie T. Kline, h/w, as tenants by entireties, by Deed from John S. Hock and Mary Hock, h/w, dated 09/11/1991, recorded 10/21/1991 in Book 845, Page 86.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06267**

Location:

88 Lenape Trail, Mount Bethel, PA 18343

Parcel ID:

D12 8 2F 0131

Reputed Owners:

Edmund J. Fasulo and Venka Dyro-Fasulo aka Venka D. Dyro-Fasulo

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Upper Mt. Bethel, County of Northampton, and State of Pennsylvania, being Lot 30 on a Map of Portion of land owned by Lutheran Brethren Conference Center, situate in Upper Mt. Bethel Township, Northampton County, Pennsylvania, as surveyed by Mt. Bethel Associates, Inc., in December 1973, which Plan is recorded in Northampton County records in Map Book Volume 36, Page 44,

TITLE TO SAID PREMISES IS VESTED IN Edmund J. Fasulo and Venka D. Dyro-Fasulo, by Deed from Arne Stanley Nilssen and Marie Nilssen, his wife, dated 11/18/2004, recorded 11/26/2004 in Book 2004-1, Page 459479.

Improvements:

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

Attorney:

Peter Wapner, Esquire

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01121**

Location:

4298 Butternut Drive, Walnutport, PA 18088

Parcel ID:

H2 16 2 0516

Reputed Owners:

William Anthony Vercusky and Vanessa Jean Vercusky

ALL THAT CERTAIN piece, parcel or tract of land together with the two

and a half story asbestos shingle covered frame dwelling house and frame out-buildings erected thereon, situate on the North side of the dirt Township Road T.R. 547 known as Butter Street (40. ft. wide street) as shown on a recorded plan of the Development known as 'Edgemont Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963, in the Township of Lehigh, County of Northampton and State of Pennsylvania, and being more fully bounded and described in accordance with a survey in January, 1964, by George W. Knehr, Registered Professional Surveyor of Reading, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN William Anthony Vereusky and Vanessa Jean Vereusky, h/w, by Deed from LuCille M. Parknavy, Administratrix of the Estate of George H. Hansell, Sr., deceased, dated 12/23/2008, recorded 01/02/2009 in Book 2009-1, Page 334.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-01840**

Location:

1828 Washington Boulevard, Easton, PA 18042

Parcel ID:

L9SW3A 2 5 0837

Reputed Owner:

Latabia Bradley

ALL THAT CERTAIN lot or piece of ground situate in Wilson Borough, County of Northampton, Common-

wealth of Pennsylvania, and being the western twenty-one (21) feet of Lot 868 and the eastern nineteen (19) feet of Lot 869, as shown on the map of the extension of Fairview Park filed in the Office for the Recording of Deeds at Easton, Pennsylvania, in Map Book NO. 2, Page 64 & 65.

TITLE TO SAID PREMISES IS VESTED IN Latabia Bradley, by Deed from Jason Frederickson and Stephanie Frederickson, dated 10/31/2008, recorded 02/02/2009 in Book 2009-1, Page 18519.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07572**

Location:

125 Morningside Drive, Mount Bethel, PA 18343

Parcel ID:

C11 1 16-13 0131

Reputed Owners:

George Staretz and Dolores Staretz

ALL THE FOLLOWING lot Situate in the Township of Upper Mount Bethel, County of Northampton and Commonwealth of Pennsylvania known as Lot 14 on Plan of Morningside Subdivision as recorded in the Office of the Recorder of Deeds of Northampton County in Plan Book 68 page 24, bounded and described in accordance with a Survey by Dale Kulp, Registered Surveyor dated June 30, 1978,

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 03/15/2002, given by Eugene DelGado and Nancy DelGado,

husband and wife to George Staretz and Dolores Staretz, husband and wife and recorded 3/26/2002 in Book 2002-1 Page 78787.

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. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06646**

Location:

630 Ontario Street, Bethlehem, PA 18015

Parcel ID:

P6SW3B 6 16 0204

Reputed Owners:

Julio Cruz, Jr. and Migdalia Cruz All that certain messuage and piece of land situate on the West side of Ontario Street, in the City of Bethlehem, County of Northampton, and State of Pennsylvania.

BEING the same property conveyed to Julio Cruz Jr. and Migdalia Cruz, husband and wife who acquired title by virtue of a deed from Julio Cruz, Jr. and Migdalia Cruz, husband and wife, dated June 4, 1993, recorded June 24, 1993, at Deed Book 900, Page 122, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-11932**

Location:

12 Wilden Drive, Easton, PA 18045

Parcel ID:

M8SE2 18 43 0324

Reputed Owners:

Jodie Patrick-Vanya and Jeffrey M. Vanya

All that certain messuage or tenement and lot or parcel of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, and designated as Lot No.129 on plan of "Wildon Acres", dated June 30, 1950, prepared by G. Edwin Pidcock Co., Registered Engineers, recorded in the Office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Map Book Volume 12, Page 53.

BEING the same property conveyed to Jeffrey M. Vanya and Jodie Patrick-Vanya, his wife who acquired title by virtue of a deed from Christine Waker, unmarried, dated March 31, 1992, recorded April 1, 1992, in the Northampton County Clerk's/REgister's Office in Deed Book 858, Page 476.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00506**

Location:

219-21 Berwick Street, Easton, PA 18042

Parcel ID:

L9SE3D 22 8 0310

Reputed Owner:

Michael A. Outler aka Michael Outler

All that certain tract or parcel of land and premises, situate, lying and

being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Michael A. Outler who acquired title by virtue of a deed from Christopher H. Vaughn, dated May 4, 2007, recorded May 18, 2007, at Deed Book 2007-1, Page 183649, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12217**

Location:

148 Island Road, Mount Bethel, PA 18343

Parcel ID:

E12 7 13D 0131

Reputed Owner:

Jan R. Thatcher aka Jan Russell Thatcher

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF UPPER MOUNT BETHEL, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA

BEING the same property conveyed to Jan R. Thatcher, as sole owner who acquired title by virtue of a deed from Linda Stoll, dated June 30, 2005, recorded July 7, 2005, at Deed Book 2005-1, Page 252074, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11311

Location:

23 Grist Mill Lane, Easton, PA
18045

Parcel ID:

K9 1 2-24 0324

Reputed Owner:

Alexis Ithier

All that certain parcel of land known as Lot No. 2-24 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled "The Villages At Mill Race—Phase Two" prepared by Harte Engineering, Inc. recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, Pages 334-337.

BEING the same property conveyed to Alexis Ithier, Individually who acquired title by virtue of a deed from CMC Development Corporation, dated May 4, 2005, recorded May 6, 2005, at Deed Book 2005-1, Page 168182, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 46
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13056

Location:

2460 Hawthorn Drive, Easton, PA
18040

Parcel ID:

K9 10 6-332 0311

Reputed Owner:

Peter N. Caras

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

BEING the same property conveyed to Peter N. Caras who acquired title by virtue of a deed from Hornstein Enterprises, Inc., dated June 10, 2005, recorded June 16, 2005, at Deed Book 2005-1, Page 224562, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 47
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04256

Location:

3170 Easthill Drive, Bethlehem,
PA 18017

Parcel ID:

M7SW2 2 3 0204

Reputed Owners:

Mark E. Wirth and Christine M. Wirth

ALL THAT CERTAIN DWELLING HOUSE, TOGETHER WITH THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, BEING KNOWN AS NO. 3170 EASTHILL DRIVE, SITUATE IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA, BEING FURTHER KNOWN AS LOT NO. 38 AS SHOWN ON THE REVISED PLAN OF A PORTION OF "EAST HILLS" SECTION NO. 7, SAID MAP OR PLAN BEING RECORDED IN MAP BOOK VOL. 14, PAGE 11, NORTHAMPTON COUNTY RECORDS.

BEING the same property conveyed to Mark E. Wirth and Christine M. Wirth, h/w, as tenants by the entireties who acquired title by virtue of a deed from Richard T. Montz and Sergia M. Montz, h/w, dated July 22, 2004, recorded September 10, 2004, at Deed Book 2004-1, Page 354934, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12117**

Location:

2242 Fairview Avenue, Easton, PA 18042

Parcel ID:

L9SW1C 17 6A 0837

Reputed Owners:

Michael Yetter and Kathleen Yetter, deceased

ALL THAT CERTAIN LOT OF LAND, WITH THE WESTERN ONE-HALF OF A DOUBLE DWELLING HOUSE THEREON ERECTED, KNOWN AS 2242 FAIRVIEW AVENUE, ALSO THE WESTERN ONE-HALF OF A BRICK DWELLING GARAGE LOCATED ON THE SOUTHERLY END OF THE SAID LOT, SITUATED IN THE BOROUGH OF WILSON, COUNTY OF NORTHAMPTON, AND STATE OF PENNSYLVANIA.

BEING the same property conveyed to Michael M. Yetter and Kathleen J. Yetter, husband and wife who acquired title by virtue of a deed from Sandra L. Stutzman, dated June 30, 1992, recorded June 30, 1992, at

Instrument Number 4509, and recorded in Book 867, Page 279, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08254**

Location:

850 Walters Street, Bethlehem, PA 18017

Parcel ID:

N6SE3B 9 10 0204

Reputed Owner:

Bonny L. Geffert aka Bonny Lou Geiger

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being lots 39 and 40 on plan entitled "The United States Housing Corporation of Pennsylvania, for Project No. 24, Bethlehem, Pa., Plan Showing Lot Division of Block 2800" recorded in the office for the recording of deeds in and for Northampton County in Map Book 9, Page 11, and known as 850 Walters Street according to present city numbering,

BEING THE SAME PREMISES which Betty Mae Geiger by Deed dated July 22, 1987 and recorded in Northampton County Deed Book Volume 732, Page 95, granted and conveyed to Bonny Lou Geiger.

Improvements:

Thereon being erected a cape cod single style dwelling with brick

exterior and slate roof; detached one-car garage.

Attorney:

Richard Brent Somach, Esquire

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01966**

Location:

423 Fox Run, Easton, PA 18042

Parcel ID:

M9NW1B 20 8 0837

Reputed Owners:

Ronald M. Kester aka Ronald M. Kester, Sr. and Irene C. Kester

All that certain lot or piece of ground situate in the Borough of Wilson, County of Northampton and State of Pennsylvania being Lot No. 49 pm the Plan of Foxcroft prepared by Hanover Engineering Associates, Inc. dated July 14, 1086 and recorded in the Office of the Recorder of Deeds for Northampton County in Plan Book 87, page 82,

BEING THE SAME PREMISES which Lawrence C. Edelman and Deborah F. Edelman, by Deed dated 12/31/2002 and recorded 01/06/2003 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2003-1, Page 4331, granted and conveyed unto RONALD M. KESTER a/k/a RONALD M. KESTER, SR. and IRENE C. KESTER.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04756**

Location:

4 West Laurel Avenue, Pen Argyl, PA 18072

Parcel ID:

E8NE2A 6 1 0625

Reputed Owners:

Noel Sabatino aka Noel C. Sabatino and Beverly Sabatino aka Beverly A. Sabatino

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED AND LYING IN THE BOROUGH OF PEN ARGYL, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

BEING the same property conveyed to Noel Sabatino and Beverly Sabatino, husband and wife, as tenants by the entireties who acquired title by virtue of a deed from Jeffrey P. Corby and Mary Lou Corby, husband and wife, dated August 20, 2003, recorded August 25, 2003, at Deed Book 2003-1, Page 347456, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04913**

Location:

2740 Knollwood Way, Easton, PA 18040

Parcel ID:

K9 33A 9 0311

Reputed Owner:

Guy C. Peifer

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

BEING the same property conveyed to Guy C. Peifer who acquired title by virtue of a deed from

James Konschnik, husband and wife, dated July 30, 2004, recorded August 19, 2004, at Deed Book 2004-1, Page 326570, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00283**

Location:

1072 Easton Road, Hellertown, PA 18055

Parcel ID:

Q7SW2B 2 1 0715

Reputed Owners:

Carl H. Bauman, Jr. aka Carl H. Bauman and Dana L. Bauman

ALL THOSE TWO CERTAIN tracts of land with all that certain message or tenement erected thereon, situate in the Borough of Hellertown, (formerly Lower Saucon Township), County of Northampton, Commonwealth of Pennsylvania.

Title to said premises is vested in Carl H. Bauman, Jr., a/k/a Carl H. Bauman and Dana L. Bauman, husband and wife, by deed from Matthew J. Reiss and Karen J. Clausen, now by marriage Karen J. Reiss, Husband and wife, dated April 28, 2000 and recorded May 4, 2000 in Deed Book 2000-1, Page 53569.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05864**

Location:

127 Lower Way Road, Easton, PA 18045

Parcel ID:

K8 15 2-92 0324

Reputed Owners:

Willie Cotton and Kezia Eley

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 a Final Plan "Fox Run Estates," as shown on Map Book 2004-5, page 483.

Title to said premises is vested in Willie Cotton and Kezia Eley by deed from NVR Inc. a Virginia Corporation trading as Ryan Homes dated July 24, 2006 and recorded September 7, 2006 in Deed Book 2006-1, Page 367157.

Improvements:

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

Attorney:

Christine L. Graham, Esquire

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11338**

Location:

426 West Berwick Street, Easton, PA 18042

Parcel ID:

L9SE4C 27 22 0310

Reputed Owner:

Ivette J. Gonzalez

ALL THOSE CERTAIN LOTS OF LAND WITH THE EASTERLY ONE-HALF OF A DOUBLE BRICK DWELLING ERECTED THEREON,

KNOWN AS 426 BERWICK STREET, SITUATED IN THE CITY OF EASTON, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA,

BEING the same property conveyed to Ivette J. Gonzalez who acquired title by virtue of a(n) Fee Simple Deed from Estate of John M. Hahn, Jr. By Benya Lee Spruck, Executor of the Estate of John M. Hahn, Jr., Late, dated March 2, 2009, recorded March 12, 2009, at Deed Book 2009-1, Page 52889, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10453**

Location:

1411 Lehigh Street, Easton, PA 18042

Parcel ID:

L9SW2C 17 15 0310

Reputed Owner:

Donald A. Nichol, Jr.

ALL THAT CERTAIN HOUSE AND LOT SITUATE ON THE NORTH SIDE OF LEHIGH STREET, IN THE CITY OF EASTON.

BEING the same property conveyed to Donald A. Nichol, Jr., Unmarried who acquired title by virtue of a(n) Fee Simple Deed from Ernest A. Wagner, Unmarried and Aniko Izay-Cossette by Edward Cossette, Agent, Pursuant to a Power of Attorney Dated 03/10/2010 and Intended to be Recorded with this Deed, and Edward Cossette, Joining in as Husband, dated June 23, 2010, recorded August 17, 2010, at Deed

Book 2010-1, Page 161573, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01798**

Location:

286 West Kleinhans Street, Easton, PA 18042

Parcel ID:

L9SE3D 22 17 0310

Reputed Owners:

Jeremy L. Heckman aka Jeremy Heckman and Jennifer S. Doerner

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE FRAME DWELLING HOUSE ERECTED THEREON, SITAUTE IN THE SOUTH SIDE OF KLEINSHANS STREET, FORMERLY FRANKLIN STREET, IN THE CITY OF EASTON, PENNSYLVANIA BETWEEN ST. JOHN AND DAVIS STREET, FORMERLY CHERRY STREET.

BEING the same property conveyed to Jeremy L. Heckman, Unmarried and Jennifer S. Doerner, Unmarried, As Joint Tenants With the Tight of Survivorship who acquired title by virtue of a(n) Fee Simple Deed from William Alexander Thompson and Tracy L. Thompson, Husband and wife, dated April 30, 2009, recorded May 7, 2009, at Deed Book 2009-1, Page 107919, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00737

Location:

800 Mansfield Road aka 80
Mansfield Road, Hellertown, PA 18055

Parcel ID:

P8 7 7V 0836

Reputed Owners:

Anna G. Wojciechowski and Jerzy
Z. Wojciechowski

ALL THAT CERTAIN tract or parcel
of land situate on the South side of
Mansfield Road, known as Lot 18,
Hunter's Hollow Subdivision as show
on plan entitled "Preliminary/Final
Plan—Subdivision Plan, Hunter's
Hollow", prepared by DMS Real
Estate Designs and Plans, dwg. No.
2 of 19, dated 9/29/98, last revised
2/22/00 recorded in the Northamp-
ton County Recorder of Deeds Office
in Map Book Volume 2000-5, Page
46; situate in the Township of
Williams, County of Northampton
and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES AS
Godown/Carney Partnership, by
Deed dated May 14, 2001, and
recorded on June 5, 2001, by the
Northampton County Recorder of
Deeds in Book 2001-1, at Page
101968, granted and conveyed unto
Jerzy Z. Wojciechowski and Anna G.
Wojciechowski, as Tenants by the
Entireties.

Improvements:

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

Attorney:

Andrew J. Marley, Esquire

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09339

Location:

42 West Central Avenue, Bangor,
PA 18013

Parcel ID:

D10SW1C 3 7 0109

Reputed Owners:

Byron J. Miller, Jr. and Kathleen
Miller

ALL THAT CERTAIN piece or
parcel of land lying and being situate
on the north side of Central avenue
in the borough of east Bangor, county
of Northampton and commonwealth
of Pennsylvania.

TITLE TO SAID PREMISES IS
VESTED IN Byron J. Miller, Jr. and
Kathleen Miller, h/w, by Deed from
Frank Derrick, dated 05/24/2007,
recorded 05/25/2007 in Book
2007-1, Page 194266.

Improvements:

Thereon being erected a Victorian
single style dwelling with brick
exterior and slate roof.

Attorney:

Adam H. Davis, Esquire

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01038

Location:

811 Ridge Street, Easton, PA
18042

Parcel ID:

L9SW3A 23 19 0835

Reputed Owners:

Andrea N. Pitsko and Charles M.
McGowan

ALL THAT CERTAIN lot or piece of
ground, together with the Southern
one-half of a double dwelling erected
thereon, known as No. 811 Ridge
Street in the Borough of West Easton,
County of Northampton and Com-
monwealth of Pennsylvania.

BEING THE SAME PREMISES
which Terri L. Forsythe, by Deed
dated June 2, 2004 and recorded
June 8, 2004 in the Office of the

Recorder of Deeds in and for the County of Northampton in Deed Book 2004-1, Page 218099, granted and conveyed unto Charles M. McGowan and Andrea N. Pitsko.

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09296**

Location:

2982 Whitetail Deer Drive, Bath,
PA 18014

Parcel ID:

J5 3 9 0520

Reputed Owner:

Jeffrey Cramsey

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Moore, County of Northampton and State of Pennsylvania, being known as Lot No. 27C of the Subdivision of Land of Whitetail Deer Estates, as prepared by East Penn Engineering Company, Inc., as recorded in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, on September 9, 1988, in Plan Book Volume 88, Page 292.

BEING the same premises which by Deed dated February 17, 2000 and recorded in the Office of the Recorder of Deeds of Northampton County on March 6, 2000 in Deed Book Volume 2000-1, Page 25266, granted and conveyed unto Jeffrey Cramsey.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-06014**

Location:

300 Williams Avenue, Walnutport,
PA 18088

Parcel ID:

J2SW1B 7 1 1033

Reputed Owners:

Dennis E. Evert and Dianna L.
Evert

ALL THAT CERTAIN lot or piece of land situate in the Borough of Walnutport, formerly known as the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Northampton County on May 14, 1993 in Deed Book Volume 895, Page 502, granted and conveyed unto Dennis E. Evert and Dianna L. Evert.

Improvements:

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

Attorney:

Jeffrey P. Kelly, Esquire

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05387**

Location:

1001 Iron Street, Easton, PA
18042

Parcel ID:

L9SW3D 12 15 0835

Reputed Owner:

Dominic A. Arnao

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Iron Street, in the Borough of West

Easton, County of Northampton and Commonwealth of Pennsylvania.

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

Improvements:

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

Attorney:

Leon P. Haller, Esquire

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10144**

Location:

526 Jacobsburg Road, Nazareth, PA 18064

Parcel ID:

H7 24 2B 0406

Reputed Owners:

Paul Wightman aka Paul D. Wightman aka Paul David Wightman and Sharon Wightman aka Sharon L. Wightman aka Sharon Lynn Wightman

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

TITLE TO SAID PREMISES IS VESTED IN Paul Wightman and Sharon Wightman, as tenant by the entirety BY DEED FROM Ray F. Trach and Bessie I. Trach DATED 08 / 25 / 2005 RECORDED 09/14/2005 IN DEED BOOK 2005-1 PAGE 356437.

Improvements:

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

Attorney:

Elizabeth L. Wassall, Esquire

No. 65

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11428**

Location:

1161 East 4th Street, Bethlehem, PA 18015

Parcel ID:

P6SE2B 7 26 0204

Reputed Owner:

Andrew Bowman

All that certain messuage, tenement and lot or parcel of ground situate on the north side of East Fourth Street, between Hill and Hobart Streets, and designated as No. 1161 East Fourth Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

Title to said Premises vested in Andrew Bowman by Deed from Dennis R. Kramer and Silma Malaves dated 09/09/2006 recorded 09/21/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 390053.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 66

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12179**

Location:

1019 Ferry Street, Easton, PA 18042

Parcel ID:

L9SE1A 29 12 0310

Reputed Owner:

Joan Hockman, Individually and as Administratrix of The Estate of Vincent Maida, Deceased

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

TO BE SOLD AS THE PROPERTY OF JOAN HOCKMAN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF THE ESTATE OF VINCENT MAIDA, DECEASED ON JUDGMENT NO. C-48-CV-2014-12179.

Improvements:

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

Attorney:

Leon P. Haller, Esquire

No. 67**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01455****Location:**

301 Messinger Street, Bangor, PA 18013

Parcel ID:

E9NE3B 4 10A 0102

Reputed Owner:

Jeffrey C. Moyer

All that certain lot of land bounded and described in accordance with a subdivision plan prepared by Joseph E. Policelli, Registered Professional Engineer and Land Surveyor, situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Jeffrey C. Moyer who acquired title by virtue of a deed from Steven K. Kurdes and Kathleen F. Kurdes, husband and wife, dated June 28, 2004, recorded July 8,

2004, at Instrument Number 2004042825, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 68**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02620****Location:**

104 South 7th Street, Easton, PA 18042

Parcel ID:

L9SE1C 5 8 0310

Reputed Owner:

Efrain Gonzalez aka Efrain M. Gonzalez

ALL THAT CERTAIN TRACT, HOUSE AND LOT OF LAND SITUATE ON THE EAST SIDE OF SOUTH SEVENTH STREET, IN THE CITY OF EASTON, NORTHAMPTON COUNTY, PENNSYLVANIA.

BEING the same property conveyed to Efrain Gonzalez who acquired title by virtue of a deed from Joseph M. Nierle, III, single and Joseph M. Nierle, III, Attorney in Fact for Todor Kafalas, dated November 28, 1995, recorded December 6, 1995, at Deed Book 1995-1, Page 116800, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 69**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00504****Location:**

190 East Main Street, Pen Argyl, PA 18072

Parcel ID:

E8NE2C 4 8 0625

Reputed Owners:

Darla M. Hothouse and Mark Davis

All that certain parcel of tract of land together with the improvements erected thereon, being situate in the First Ward of the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Darla M. Hothouse and Mark Davis who acquired title by virtue of a deed from Michael W. Hothouse and Darla M. Hothouse, husband and wife, dated July 25, 2008, recorded July 31, 2008, at Deed Book 2008-1, Page 221455, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 70

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10341**

Location:

1430 Northampton Street, Easton, PA 18042

Parcel ID:

L9SW2B 18 4 0310

Reputed Owner:

Marianne Saul

All that certain Westerly half of double frame dwelling house and Lot of piece of land situated on the Southwest corner of Northampton and Raspberry Streets, in the City of Easton, in the County of Northampton and State of Pennsylvania,

Being the same property conveyed to Clark Saul and Marianne Saul,

husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Marianne Smith n/k/a Marianne Saul, dated May 31, 2000, recorded June 5, 2000, at Instrument Number 2000019868, and recorded in Book 2000-1, Page 067443, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 71

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06904**

Location:

55 Hester Road, Bangor, PA 18013

Parcel ID:

E10 13 1 0134

Reputed Owners:

Gerald M. Nauman and Patricia L. Nauman

SITUATE in the County of Northampton, State of Pennsylvania.

Title to said premises is vested in Gerald M. Nauman and Patricia L. Nauman, husband and wife, by deed from George K. Lobb and Sheri L. Lobb, husband and wife, dated April 29, 1999 and recorded May 5, 1999 in Deed Book 1999-1, Page 063904.

Improvements:

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

Attorney:

Christine L. Graham, Esquire

No. 72

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02113**

Location:

515 West Saint Elmo Street, Nazareth, PA 18064

Parcel ID:

J7 11 3R 0432

Reputed Owners:

Francis Joseph Kuna, Sylvia A. Collins, Gerard Francis Kuna, Known Surviving Heirs of Mildred A. Kuna, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Mildred A. Kuna, Deceased Mortgagor and Real Owner

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

Title to said premises is vested in Frank J. Kuna and Mildred A. Kuna by deed from Schoeneck Farms, Inc. dated November 13, 1964 and recorded November 18, 1964 in Deed Book 230, Page 529. The Said Frank J. Kuna died on September 8th, 1988 thereby vesting title in Mildred A. Kuna by operation of law. The said Mildred A. Kuna died on October 10, 2014 thereby vesting title in Francis Joseph Kuna, Known Surviving Heir of Mildred A. Kuna, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Mildred A. Kuna, Deceased Mortgagor and Real Owner, Sylvia A. Collins, Known Surviving Heir of Mildred A. Kuna, Deceased Mortgagor and Real Owner, and Gerard Francis Kuna, Known Surviving Heir of Mildred A. Kuna, Deceased Mortgagor and Real Owner by operation of law.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 73

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06068**

Location:

2844 Briarwood Lane, Nazareth, PA 18064

Parcel ID:

J7 14 2-41 0432

Reputed Owners:

Tina M. Amadore and Dennis M. Amadore

ALL THAT CERTAIN tract of land located in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 41 on a record plan of Creekside Estates—Phase II prepared by Lehigh Engineering Associates, Inc., recorded in Map Book 2002-5, page 98 and 99.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Amadore and Tina M. Amadore, h/w, by Deed from Anthony Crespo and Eloisa Crespo, h/w, Dated 06/16/2006, Recorded 07/07/2006, in Instrument 2006040281.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05970**

Location:

379 Gallery Lane, Mount Bethel, PA 18343

Parcel ID:

B11 5 4H 0131

Reputed Owners:

Steven Blume and Ronald G. Smith

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

TITLE TO SAID PREMISES IS VESTED IN Ronald G. Smith and Steven Blume, by Deed from Ronald G. Smith, dated 04/11/2003,

recorded 04/15/2003 in Book 2003-1, Page 130377.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 75

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10759**

Location:

2717 Auburn Avenue, Easton, PA 18045

Parcel ID:

L8NW2 5 7 0324

Reputed Owner:

Craig Williams

Situated in Palmer Township, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Craig Williams by deed from Craig Williams, an unmarried man and Dawn Williams, an unmarried woman who acquired title as tenants by the entirety by quitclaim deed dated May 4, 2013 and recorded August 5, 2013 in Deed Book 2013-1, Page 207005 Instrument Number 2013027403.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08630**

Location:

8-10 West Center Street, Nazareth, PA 18064

Parcel ID:

J7SE2D 8 10 0421

Reputed Owner:

Ryan S. Cortez

ALL THAT CERTAIN MESSAGE OR TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF NAZARETH, NORTHAMPTON COUNTY, PENNSYLVANIA, NOW KNOWN AS 8 AND 10 WEST CENTER STREET, NAZARETH, PENNSYLVANIA.

BEING the same property conveyed to Ryan S. Cortez who acquired title by virtue of a deed from Charles P. Chumas and Edward L. Karch, Executors under the Last Will and Testament of Mary A. Chumas, deceased, dated November 12, 2008, recorded November 26, 2008, at Instrument Number 2008044612, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 78

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00746**

Location:

130 Lower Way Road, Easton, PA 18045

Parcel ID:

K8 15 2-19 0324

Reputed Owners:

Mia Simmons and Eric Simmons

All that certain lot or piece of ground situate in Palmer Township, County of Northampton, Commonwealth of Pennsylvania as shown on a Final Plan "Fox Run Estates", as shown on Map Book 2004-5, page 483. Being Lot No. 19, Fox Run Estates, a/k/a 130 Lower Way Road.

BEING the same property conveyed to Eric D. Simmons and Mia

Simmons, husband and wife who acquired title by virtue of a deed from Satyam J. Patel and Roshni Patel, husband and wife, dated July 30, 2008, recorded October 1, 2008, in the Northampton County Clerk's/ Register's Office in Deed Book 2008-1, Page 270940.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07039**

Location:

508 Belmont Street, Easton, PA 18042

Parcel ID:

M9NE1C 16 14B-5 0310

Reputed Owners:

Daniel C. Reagle and Diane M. Reagle

ALL THAT CERTAIN MESSAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE CITY OF EASTON, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING the same property conveyed to Daniel C. Reagle and Diane M. Reagle, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Contii Mortgage Corporation, dated September 28, 1998, recorded March 30, 1999, at Deed Book 1999-1, Page 043081, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10559**

Location:

1104 Municipal Road, Walnutport, PA 18088

Parcel ID:

H3 23 1 0516

Reputed Owner:

Ramana Phillips

All that certain lot tenements, or piece of ground situate on the Southeast intersection of Wood Drive (LR 48057) and Municipal Drive (TR 656), in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, and being Lot 5 on a subdivision plan prepared by Roger S. Wall, PLS and entitled "Map of Arthur Bunder Subdivision", dated and last revised October 4, 1977.

BEING the same property conveyed to Ramana Phillips who acquired title by virtue of a deed from Nick Kurllka/Gordon Bennett Painting, Inc., dated March 27, 2008, recorded April 29, 2008, at Deed Book 2008-1, Page 124854, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 81

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12253**

Location:

3231 Penn Dixie Road, Nazareth, PA 18064

Parcel ID:

K6 5 5A 0432

Reputed Owners:

David Stack and Lori Stack aka Lori Yulanavage

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

BEING the same property conveyed to David Stack and Lori Stack (AKA Lori Yulanavage), husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Yuri Yulanavage, single, dated November 30, 2005, recorded December 15, 2005, at Deed Book 2005-1, Page 506318, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

**No. 82
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04634**

Location:

639 Fiot Avenue, Bethlehem, PA 18015

Parcel ID:

P6SW3B 4 15 0204

Reputed Owner:

Richard M. Jefferson

ALL THAT CERTAIN MESSAGE, TENEMENT AND LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE ON THE EASTERLY SIDE OF FIOT AVENUE, KNOWN AS 639 FIOT AVENUE, IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA, AS SHOWN ON A SURVEY PLAN PREPARED BY KENNETH R. HAHN, R. S. DRAWING

NO. 80-396, DATED SEPTEMBER 25, 1980.

BEING the same property conveyed to Richard M. Jefferson who acquired title by virtue of a deed from Craig R. Dedrick, Jr., dated April 25, 2005, recorded May 5, 2005, at Deed Book 2005-1, Page 165335, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

**No. 83
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01809**

Location:

175 East Madison Street, Easton, PA 18042

Parcel ID:

L9SE3B 7 17 0310

Reputed Owner:

Brian Degrasse

All that certain piece, parcel of tract of land situated on Lachenour Heights, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania.

BEING the same property conveyed to Brian Degrasse, as sole owner, his personal representatives, who acquired title by virtue of a deed from Elizabeth L.S. Bohon, dated April 13, 2006, recorded April 26, 2006, at Deed Book 2206-1, Page 161962, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 84**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11610****Location:**

24 South 16th Street, Easton, PA
18042

Parcel ID:

L9SW2C 1 19 0837

Reputed Owner:

Emmanuel A. Dada aka
Emmanuel Dada and Deneya U.
Mosby

ALL THAT CERTAIN lot of land known as Lot No. 100, with the brick dwelling thereon erected known as 24 South 16th Street, on a plan of lots of the Edward Somers Estate, prepared by A.D. Chidsey, Jr., C.E. July 21, 1919, located on the east side of 16th Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, containing on said 16th Street, 22 feet and extending of that width in depth Eastwardly, 110 feet to a 10 feet wide alley.

BOUNDED on the North by Lot No. 101, on the East by a 10 feet wide alley; on the South by Lot No. 99 and on the West by said 16th Street.

TITLE TO SAID PREMISES IS VESTED IN Emmanuel A. Dada, unmarried and Deneya U. Mosby, unmarried, as joint tenants with the right of survivorship, not as tenants in Common, by Deed from Gregory A. Imboden and Sheri L. Imboden, h/w, dated 10/05/2004, recorded 10/21/2004 in Book 2004-1, Page 408395.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 85**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00929****Location:**

548-550 Broad Street, Tatamy, PA
18085

Parcel ID:

J8SE3B 13 1 0430

Reputed Owners:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dolores K. Corona and Anthony J. Corona and Dolores K. Corona, Last Record Owner

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

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Corona, Jr. and Dolores K. Corona, husband and wife as tenants by the entireties BY DEED FROM James H. Sepulveda DATED 02/08/2002 RECORDED 02/15/2002 IN DEED BOOK 2002-1 PAGE 43573.

Improvements:

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

Attorney:

Elizabeth L. Wassall, Esquire

No. 86**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10392****Location:**

11 W. 2nd Street, Unit 108,
Bethlehem, PA 18015

Parcel ID:

P6 2 108 0204

Reputed Owner:

David Rank aka David C. Rank

ALL THAT CERTAIN UNIT, designated as 11 W. Second Street, Suite 108, being Unit #108 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 David C. 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 532065.

Improvements:

Thereon being erected a condominium style dwelling.

Attorney:

J. Eric Kishbaugh, Esquire

No. 87

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07283**

Location:

1502 Easton Avenue, Bethlehem, PA 18017

Parcel ID:

N6SE3A 4 14 0204

Reputed Owners:

Michael Filandro and Stephano Filandro, as Administrators of the Estate of Pasquale S. Filandro, Deceased

ALL THOSE CERTAIN lots or pieces of ground with the improvements thereon erected, situated on the eastern side of Easton Avenue (formerly known as Linden Street) on plan of "Park Side" as per map dated June 21, 1907, in the Fifteenth Ward of the City of Bethlehem.

BEING the same premises which Jesus Castillo a/k/a Jesus Catillo, Jr., by deed dated January 3, 2003 and recorded in Northampton County, Pennsylvania in Deed Book Volume 2003-1 page 045562, granted

and conveyed unto Pasquale S. Filandro, in fee.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 94

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09716**

Location:

414 South Oak Street, Bethlehem, PA 18017

Parcel ID:

P7 2 3-111 0212

Reputed Owners:

Luis Victoria and Miriam Jimenez
ALL THAT CERTAIN LOT OR TRACT OR PARCEL OF GROUND SITUATED IN THE BOROUGH OF FREEMANSBURG, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND REFERRED TO AS LOT 111, ALSO SHOWN AND IDENTIFIED ON A CERTAIN SUBDIVISION MAP, PLAT OR PLAN ENTITLED "MARKET SQUARE", WHICH PLAN WAS RECORDED ON SEPTEMBER 27, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY, PENNSYLVANIA IN MAP BOOK 2001-5, AT PAGE 264 AND 265.

BEING the same property conveyed to Luis Victoria and Miriam Jimenez, Husband and Wife who acquired title by virtue of a deed from Nic Zawarski and Sons Builders, Inc., A Pennsylvania Corporation, dated February 27, 2004, recorded March 4, 2004, at Deed Book 2004-1, Page 82143, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 95
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07451

Location:

812 Wyandotte Street, Bethlehem, PA 18015

Parcel ID:

P6SW3B 15 7 0204

Reputed Owner:

Michelle Furry, Executrix of the Estate of Robert Newhouser

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

BEING the same property conveyed to Robert Newhouser who acquired title by virtue of a deed from Mark Konapelsky, Executor of the Estate of Quninto J. Noti aka Quinto Noti, deceased, dated March 14, 2003, recorded April 4, 2003, at Deed Book 2003-1, Page 117120, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 96
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00736

Location:

1819 Johnston Drive, Bethlehem, PA 18017

Parcel ID:

M7SW4 9 7 0204

Reputed Owner:

Jose F. Herrera

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

BEING the same property conveyed to Jose F. Herrera who acquired title by virtue of a deed from Thomas M. Kreidler, Trustee of the Henry A. Kreidler Agreement of Trust dated October 2, 1995, dated August 28, 2006, recorded September 7, 2006, in the Northampton County Clerk's/Register's Office in Deed Book 2006-1, Page 368626.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 97
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07762

Location:

2795 Fringe Lane, Easton, PA 18040

Parcel ID:

K10 1 16A-24 0311

Reputed Owners:

Kathleen Hawley and Earl Hawley
All that certain tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot 1-24 and recorded as shown on a final subdivision Plan for a PRD entitled Estates at Rivers Edge (PRD), Phase 1.

BEING the same property conveyed to Earl Hawley and Kathleen

Hawley, husband and wife, as tenants by the entireties who acquired title by virtue of a deed from Arthur Castronovo and Loren J. Castronovo, husband and wife, dated April 19, 2006, recorded May 25, 2006, in the Northampton County Clerk's/Registrar's Office in Deed Book 2006-1, Page 208771.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 98

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12361**

Location:

5496 Monocacy Drive, Bethlehem, PA 18017

Parcel ID:

M5NW2 7 14 0508

Reputed Owners:

Timothy C. Manuel, Hope-Katie Manuel and Paula Nardini

All that certain lot or piece of ground with improvements thereon situate in the Township of East Allen, County of Northampton and Commonwealth of Pennsylvania, designated as Lot No. 14 Block E, Monocacy Drive, Colony Farms, according to Plan or Map entitled "East Allen Manor, Section III," prepared by Samuel F. Shireman, P.E. dated January 15, 1968 and recorded March 21, 1968 in Plan Book 24, page 5, Northampton County records.

BEING the same property conveyed to Timothy C. Manuel, a single person, Hope-Katie Manuel, a single person, and Paula Nardint, a single person, joint tenants with the right of survivorship who acquired

title by virtue of a deed from Adel F. Bastawros and Samira M. Bastawros, husband and wife, dated April 18, 2003, recorded January 9, 2004, at Deed Book 2004-1, Page 10797, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 99

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07066**

Location:

317 Laury Street, Bethlehem, PA 18015

Parcel ID:

P6SW3B 10 17 0204

Reputed Owner:

Thomas J. Bailey

ALL THAT CERTAIN MESSAGE 02 1/2 STORY DWELLING, AND LOT OR PIECE OF GROUND SITUATE ON THE NORTH SIDE OF LAURY STREET, KNOWN AND DESIGNATED AS NO. 317 LAURY STREET, IN THE 2ND WARD OF THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED BY SURVEY AND PLAN OF AUGUST MERKEL, SURVEYOR, DATED MARCH 2, 1944.

BEING the same property conveyed to Thomas J. Bailey, married who acquired title by virtue of a deed from Daniel B. Reithauer, married, dated October 3, 2003, recorded October 10, 2003, at Deed Book 2003-1, Page 424061, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 101

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06134**

Location:

2134 Freemansburg Avenue,
Easton, PA 18042

Parcel ID:

L9SW4C 20 18 0837

Reputed Owner:

David Keith Walters

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, known as 2134 Freemansburg Avenue, Situate on the South side of said Freemansburg Avenue, in the Borough of Wilson (formerly Township of Palmer), Northampton county, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN David K. Walters, by Deed from David K. Walters and Gail M. McNamara, aka, Gair M. Walters, dated 09/18/2004, recorded 10/15/2004 in Book 2004-1, Page 400711.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 102

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09781**

Location:

302 Delaware Avenue, Wind Gap,
PA 18091

Parcel ID:

E8SW3A 5 12 0638

Reputed Owners:

Donna Ragusa, Krista M. Ragusa, Matthew J. Ragusa, and Thomas A. Ragusa, in Their Capacity as Heirs of Joseph Ragusa, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Ragusa, Deceased

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Joseph Ragusa, by Deed from Joseph Ragusa and Donna Marie Ragusa, his wife, dated 06/20/2008, recorded 06/30/2008 in Book 2008-1, Page 192763. Mortgagor JOSEPH RAGUSA died on 01/22/2013, and upon information and belief his surviving heirs DONNA RAGUSA, KRISTA M. RAGUSA, MATTHEW J. RAGUSA, and THOMAS A. RAGUSA.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 103

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00782**

Location:

628 Fiot Avenue, Bethlehem, PA
18015

Parcel ID:

P6SW3B 3 12 0204

Reputed Owner:

Hector E. Rivera

ALL THAT CERTAIN rmessage or tenement and lot or piece of land, (being the southern half of a double

frame house built on Lot No. 31, according to the plan or plot of land of E.P. Wilbur and Charles Hartsborne, Trustees), situated in the City of Bethlehem, formerly the Borough of South Bethlehem, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Antonio Silva by his Power of Attorney/Agent Jennie Rivera by Deed dated June 12, 2007, and recorded in Northampton County Deed Book 2007-1, Page 228373, granted and conveyed to Hector E. Rivera.

Improvements:

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

Attorney:

Richard Brent Somach, Esquire

No. 104

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-12333**

Location:

550 West High Street, Nazareth, PA 18064

Parcel ID:

J7 13 1A 0432

Reputed Owners:

Nancy Jo Stevenson and Duane L. Stevenson, Jr.

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

Title to said premises is vested in Nancy Jo Stevenson and Duane L. Stevenson, Jr. by deed from Miraim W. Heinzelman, Widow by Corrective deed dated December 22, 1997 and recorded March 5, 1998 in Deed Book 1998-1, Page 24519.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 105

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10908**

Location:

1504 Waverly Street, Easton, PA 18040

Parcel ID:

K9SE2 5 1B 0311

Reputed Owners:

Gustave Schwabe and Kathryn L. Schwabe

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

Title to said premises is vested in Gustave Schwabe and Kathryn L. Schwabe, husband and wife, by deed from Kathryn L. Schwabe, a married woman, and Gustave Schwabe, her husband dated August 18, 2006 and recorded September 21, 2006 in Deed Book 2006-1, Page 390523.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 106

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00948**

Location:

519 Reynolds Street, Easton, PA 18042

Parcel ID:

M9NE1B 2 12 0310

Reputed Owner:

Sandra L. Brown

ALL THAT CERTAIN message, tenement, and lot or piece of land with the improvements thereon, known as 519 Reynolds Street, lying and being in the City of Easton, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Sandra L. Brown by deed from Associates Consumer Discount Company dated June 18, 1997 and recorded June 27, 1997 in Deed Book 1997-1, Page 66869 Instrument Number 1997022546.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 107

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08794**

Location:

814 Radclyffe Street, Bethlehem, PA 18017

Parcel ID:

N6SE3B 15 7 0204

Reputed Owner:

Dana M. Ramos

ALL THAT CERTAIN message, tenement and lot or parcel of ground situated on the Southerly side of Radclyffe Street, between Carlisle Street and Washington Avenue, in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Dana M. Ramos, married, by Deed from Jeffrey P. Dotta, unmarried and Christopher J. Dotta, married, dated 10/02/2009, recorded 10/05/2009 in Book 2009-1, Page 255317.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 109

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09699**

Location:

932 Evans Street, Bethlehem, PA 18015

Parcel ID:

P6SE2A 13 7 0204

Reputed Owners:

Kevin J. Dollak aka Kevin Dollak and Keren L. Dollak

ALL THAT CERTAIN message, tenement, one-half of twin dwelling situate on te south side line of Evans street, in the city of Bethlehem, ward 5, Northampton county, Pennsylvania. and designated as no. 932 Evans street, being also the southwest corner or intersection of Evans and a twenty (20) foot wide alley.

TITLE TO SAID PREMISES IS VESTED IN Kevin Dollak and Keren L. Dollak, h/w, by Deed from Kevin Dollak, a married man and Keren L. Cressman, nka Keren L. Dollak, a married woman, dated 04/21/1999, recorded 04/28/1999 in Book 1999-1, Page 60186.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 110

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08793**

Location:

2440-2442 Freemansburg Avenue aka 2440-42 Freemansburg Avenue, Easton, PA 18042

Parcel ID:

M9NW1B 12 3 0837

Reputed Owner:

Manuel A. Camunas

ALL THAT CERTAIN lot or piece of ground known as Lots No. twenty and twenty-one (20 and 21) on Plan of Lots of Lipschitz and Peter as recorded in Map Book No. 4, page 31, situate on the south side of Freemansburg Avenue, in the Township of Wilson (now Borough of Wilson), Northampton County, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Manuel A. Camunas, as adult individual, by Deed from Antoinette Dietzler, also known as Antoinette Dietzler, dated 05/27/2003, dated 06/06/2003, in Book 2003-1, Page 207276.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 111

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08151**

Location:

317-319 Belvidere Street,
Nazareth, PA 18064

Parcel ID:

J7SE3B 3 9 0421

Reputed Owners:

David M. Seyfried and Christine R. Seyfried aka Christine Seyfried

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

TITLE TO SAID PREMISES IS VESTED IN David M. Seyfried and Christine R. Seyfried, his wife, by Deed from Shirley M. Kram, (widow),

dated 07/29/2003, recorded 08/06/2003 in Book 2003-1, Page 341915.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 112

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06220**

Location:

1785 Blush Drive, Easton, PA
18045

Parcel ID:

N8 21 24 0205

Reputed Owners:

John A. Brandle, Jr. and Linda L. Brandle

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 108 on the Final Plan of the Vineyard at Wagner Farms, Phase 3 as recorded in Map Book Volume 2000-5, Pages 88 and 89 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN John A. Brandle, Jr. and Linda L. Brandle, as tenants by the entireties, by Deed from Wagner Enterprises, Ltd., a Pennsylvania corporation, dated 02/28/2002, recorded 03/06/2002 in Book 2002-1, Page 61239.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 113
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05396

Location:

70 Hess Avenue, Hellertown, PA
 18055

Parcel ID:

Q7NW2D 11 4 0715

Reputed Owners:

Glen Martin and Ruby Young, in Their Capacity as Heirs of Rhudeon O. Spencer aka Rhudean Spencer, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rhudeon O. Spencer aka Rhudean Spencer, Deceased

ALL THOSE TWO CERTAIN lots or pieces of land lying and being in the Borough of Hellertown, in the County of Northampton and State of Pennsylvania, and known on Plan of Lots of Wagner Terrace, Kichline Tract, as Lots Nos. three hundred sixty (360) and three hundred sixty-one (361).

AND ALSO ALL THAT CERTAIN lot or piece of land lying and being in the Township of Lower Saucon, (now the Borough of Hellertown), in the County of Northampton and State of Pennsylvania, and known on plan of lots of Wagner Terrace Land Company as Lot No. Three Hundred and Fifty-nine (359).

TITLE TO SAID PREMISES IS VESTED IN Glenn Spencer and Rhudean Spencer, by Deed from Hellertown Borough Authority, dated 04/05/1960, recorded 10/03/1960 in Book 133, Page 98.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 114
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09663

Location:

2121 Hokendauqua Avenue, Unit
 113, Northampton, PA 18067

Parcel ID:

L4 3 8E-13 0522

Reputed Owner:

Rosann Kraus

All that certain unit, designated as Unit 113, Creekside, Senior Condominiums, situate in the County of Northampton/Northampton Borough and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Creekside Senior Condominiums, dated September 19, 2006, and recorded on October 6, 2006, in Northampton County Book Volume 2006-1, Page 415197, as amended from time to time.

Together with a 2.00 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Rosann Kraus, by Deed from Creekside PA Development, L.P., dated 09/29/2008, recorded 10/03/2008 in Book 2008-1, Page 273280.

Improvements:

Thereon being erected a condominium style dwelling.

Attorney:

Adam H. Davis, Esquire

No. 115
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01991

Location:

622 Pennsylvania Avenue, Bangor,
 PA 18013

Parcel ID:

E9NE1B 12 7 0102

Reputed Owner:

William R. Reese, Jr.

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

BEING THE SAME PREMISES which Federal National Mortgage Association f/k/a Fannie Mae, by Deed dated March 26, 2007 and recorded April 5, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 126350, granted and conveyed unto William R. Reese, Jr.

Improvements:

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

Attorney:

Gregory Javardian, Esquire

No. 116**BY VIRTUE OF A CERTAIN****WRIT OF EXECUTION****CV-2015-02938****Location:**

251 Oak Road, Bangor, PA 18013

Parcel ID:

E9SE4 4 4 0134

Reputed Owner:

Teresa L. Davenport

ALL THAT CERTAIN tract, lot, piece or parcel of land, together with the building, structures and improvements thereon erected, situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jennifer Bickford and Stephen Bickford, by Deed dated June 30, 2006 and recorded July 6, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 272161, granted and conveyed unto Teresa L. Davenport.

Improvements:

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

Attorney:

Gregory Javardian, 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

Apr. 14, 21, 28

NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE

PLEASE TAKE NOTICE THAT, Christopher S. Vasvari has made an application for a Private Detective License, pursuant to the "Pennsylvania Private Detective Act of 1953," 22 P.S. 11 et seq. A hearing is scheduled before the Northampton County Court of Common Pleas on Friday, May 13, 2016 at 9:00 a.m., in Courtroom 1 of the Northampton County Courthouse, 669 Washington St., Easton, PA 18042. Any person or persons affected by this application may appear and show cause, if any they have, why the request of the Applicant should not be granted.

Apr. 28; May 5

Paralegal Studies Focus Group

12:15 p.m., Friday, May 20
Lehigh County Bar Association
1114 Walnut Street, Allentown, PA 18102
Lunch provided

Lehigh Carbon and Northampton Community Colleges are seeking input to improve their Paralegal Studies curriculum. Both programs are American Bar Association approved.

We are seeking 15 attorneys/paralegals to participate in this 1.5 hour dialog to gain insight to be utilized in both programs.

If you are interested, contact Diane Tallarita at dtallarita@lccc.edu or 610-799-1594.



Lehigh Carbon
COMMUNITY COLLEGE



Northampton
Community College

Apr. 28; May 5, 12

MAY 2016

MON	TUE	WED	THU	FRI
2 Juvenile Criminal	3 Criminal	4 Civil Call Criminal	5 Juvenile Criminal	6 Misc. Hrngs.
9 Juvenile Non-Jury	10 Non-Jury	11 Asbestos Pretrials Civil Call Non-Jury	12 Juvenile Arraignments Non-Jury	13 Misc. Hrngs.
16 Juvenile Civil	17 Civil	18 Civil	19 Juvenile Civil	20 Misc. Hrngs. O.C. Audit
23 Juvenile	24 Argument	25 ARD/ Summaries DRS	26 Juvenile DRS Arraignments	27 Misc. Hrngs.
30 Memorial Day (Observed)	31 Juvenile Criminal			

**JOSEPH F. KORPICS, III, Plaintiff/Appellant v. NORTHAMPTON
COMMUNITY COLLEGE, Defendant/Appellee***Agency Appeal—Education—Grading—Discretion—Discipline—Due
Process.*

Plaintiff/Appellant Joseph Korpics, who had formerly been enrolled in Defendant/Appellee Northampton Community College's nursing program, filed an Agency Appeal judicial review of Defendant/Appellee's decision to issue him a flunking grade in his last class before graduation, and their decision to expel him from the program for his refusal to submit to a drug test. The Court found that the decision to issue the failing grade was a purely academic decision, subject to rational basis review. Further, the Court found that the College had presented sufficient evidence to establish that the issuance of the failing grade was neither arbitrary nor capricious, but based on reasonable grounds. Accordingly, the Court denied Mr. Korpics' request that the Court issue an order vacating the failing grade.

The Court further found that the decision to expel Mr. Korpics from the program for his refusal to submit to a drug test was a disciplinary decision. The Court then noted that a student must be afforded due process in the form of notice an opportunity to be heard before discipline can be issued. Upon review, the Court found that the College's disciplinary procedures affording due process had not been followed with respect to Mr. Korpics' dismissal. Finally, the Court found that because the College had no reasonable grounds to suspect that Mr. Korpics was using drugs, his dismissal from the program for failure to submit to an immediate, non-routine drug test was arbitrary and capricious. On these findings, the Court vacated the College's decision to dismiss Mr. Korpics from the nursing program, and ordered that he be permitted to re-enroll at the earliest opportunity.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-0048-CV-2014-10451.

MATTHEW DESCHLER, ESQUIRE, for the Plaintiff/Appellant.

KEELY COLLINS, ESQUIRE, for the Defendant/Appellee.

Order of the Court entered on September 17, 2015 by DALLY, J.

ORDER

AND NOW, this 17th day of September 2015, Joseph F. Korpics III's Local Agency Appeal is hereby GRANTED IN PART and DENIED IN PART. Specifically, Plaintiff/Appellant's request that the Court vacate Defendant/Appellee's decision to issue Plaintiff/Appellee [sic] a failing grade in Nursing 261 is DENIED. However, Plaintiff/Appellant's request that Defendant/Appellee's decision to dismiss Plaintiff/Appellant from the nursing program be vacated is hereby GRANTED. Accordingly, Plaintiff/Appellant is hereby reinstated to the nursing program and he shall be allowed to re-enroll in Nursing 261 at Northampton Community College at the earliest available opportunity. The rationale for the entry of this Order is set forth in the following Statement of Reasons.

*STATEMENT OF REASONS**Procedural History*

This action commenced on October 28, 2014 when Joseph F. Korpics, III ("Korpics" or "Plaintiff") filed a Statutory Appeal against Northampton

Community College (“NCC” or “Defendant”) pursuant to the Local Agency Law at 2 Pa. C.S.A. §752.¹ Therein, Appellant averred that he began a two (2) year nursing program at NCC in Fall 2012. Complaint, ¶3. In Spring 2014, Plaintiff was enrolled in Nursing 261, a pass/fail nursing practicum course. Complaint, ¶¶4-5. Upon successful completion of Nursing 261, Plaintiff would be eligible to graduate from the program. Complaint, ¶¶5-6. On May 9, 2014, Plaintiff was called into a meeting and informed that he had failed Nursing 261, for certain reasons set forth to him by the course instructor, Dr. Mali Bartges. Complaint, ¶7. At the same meeting, Dr. Carolyn Bortz, Dean of Allied Health and Sciences, informed Plaintiff that he would be dismissed from the program unless he immediately submitted to a drug screening. Complaint, ¶13. He declined to submit to the screening, and he was dismissed from the program. Complaint, ¶¶15-17.

Subsequent to his dismissal, Plaintiff pursued an appeal through NCC’s internal appeals process. Complaint, ¶18. “By a letter dated October 1, 2014, Michael J. McGovern, [NCC]’s Vice President for Academic Affairs, informed [Korpics] that [NCC] had decided to uphold the nursing program’s decision to dismiss him and further informed [him] that he had exhausted [NCC]’s internal appeals process.” Complaint, ¶19. By his Local Agency Appeal to this Court, Plaintiff asserts that his dismissal from the program was arbitrary and capricious, and that he should be issued a passing grade in Nursing 261 and be permitted to graduate from the program. Alternatively, he requests that he should be entitled to reinstatement in the program and the opportunity to retake Nursing 261.

Defendant responded to the Complaint on December 26, 2014 with the filing of a motion to quash, asserting the Court’s lack of jurisdiction over the matter. The motion came before the undersigned via the Miscellaneous Hearing list of January 16, 2015, at which time a briefing schedule was set and the matter was listed for argument on February 6, 2015. The Court denied Defendant’s motion by an Order and Statement of Reasons issued on February 11, 2015.

Defendant filed an Answer and New Matter to the Complaint on March 3, 2015, and subsequently filed a motion to remand the matter for the purpose of allowing the college to make a full and complete record. The motion came before the undersigned via the Miscellaneous Hearing list of March 27, 2015, and was denied.

The matter then came before the undersigned for a de novo hearing on June 8-9, 2015. At that hearing, the Defendant bore the burden of demonstrating the propriety of their decision to dismiss Plaintiff from the nursing program. Defendant presented five witnesses in support thereof. De-

¹ Although the parties stand before this Court as Appellant and Defendant, the Court shall refer to them herein as “Plaintiff” and “Defendant” to remain consistent with the parties’ own usage in their exhibits and post-trial memoranda.

fendant presented Dr. Mali Bartges, Mr. Korpics' instructor for Nursing 261; Peggy Borton, M.N.E., Mr. Korpics' clinical faculty advisor in Nursing 261; Sean Stuber, R.N., Mr. Korpics' clinical preceptor at Lehigh Valley Hospital; Dr. Mary Jean Osborne, Director of Nursing Programs at NCC; and Dr. Carolyn Bortz, Dean of Allied Health and Sciences at NCC. Mr. Korpics testified on his side of the case. At the conclusion of the testimony, the Court ordered that the transcript be produced and set forth a briefing schedule, affording the parties the opportunity to submit briefs in support of their positions, and allowing Defendant to submit a brief in response to Plaintiff's submission. All briefs having been received, the matter is now ready for disposition.

From the evidence presented at trial, the Court makes the following:

Findings of Fact

1. In 2010, Plaintiff sought and gained admission to Defendant's nursing program for the Fall 2011 semester. N.T. Vol. II, 248:13-22.

2. In anticipation of his matriculation, Plaintiff submitted the results of a criminal background check to Defendant, revealing that he had a prior criminal record. N.T. Vol. II, 248:25-249:3.

3. Subsequently, Plaintiff received a letter dated May 31, 2011, from Mary Jean Osborne seeking additional information with regard to his criminal background. N.T. Vol. II, 249:15-24.

4. Plaintiff complied with the request and drafted a letter detailing his criminal history, outlining two convictions for Driving Under the Influence and a conviction for Simple Possession (Marijuana). N.T. Vol. II, 294:25-295:5.

5. Upon receipt of the letter, Dr. Osborne requested a meeting with Plaintiff to further discuss his convictions, which was held. N.T. Vol. II, 250:16-19.

6. At trial, Plaintiff testified that during the meeting, Dr. Osborne seemed "upset and appalled" at his record.

7. Ultimately, Dr. Bortz, in her capacity as Dean of Allied Health and Sciences for Defendant, sent Plaintiff a letter dated August 23, 2011, which deferred his acceptance into the program and required him to seek readmission for Fall 2012. N.T. Vol. II, 250:22-251:22; Plaintiff's Exhibit 19.

8. Plaintiff did reapply and was admitted to the program in the Fall of 2012. N.T. Vol. II, 252:13-25.

9. Plaintiff missed his first day of class and the first half of the second day. N.T. Vol. II, 157:14-18. He initially stated that he didn't know when classes started, and he later blamed his absence on gastrointestinal problems. *Id.* at 19-24.

10. Also early in the program, Dr. Osborne received notification from an instructor that Plaintiff had turned in a handwritten homework assignment with inappropriate comments and drawings on it. N.T. Vol. II, 157:25-

160:19. Despite denying making the inappropriate marks on the paper at trial, Dr. Osborne testified that Plaintiff told her he was just doodling. N.T. Vol. II, 161:9. The Court accepts as credible Dr. Osborne's testimony and finds that all the inappropriate marks on the paper were made by Plaintiff.

11. Plaintiff's progression through the nursing program was otherwise unremarkable until Spring 2014 when he was enrolled in Nursing 261, instructed by Dr. Mali Bartges.

12. The course is designed as a 72-hour nursing practicum. Defendant's Exhibit A.

13. Plaintiff participated in his practicum at Lehigh Valley Hospital under the tutelage and supervision of Sean Stuber, R.N. N.T. Vol. I, 109:8-110:22.

14. The students' clinical performance was to be evaluated on a daily basis by their clinical preceptor, and the students were to submit reflective journal entries to their clinical faculty throughout the course. *Id.*

15. All journal entries were due to the clinical faculty within forty-eight (48) hours of each clinical experience. N.T. Vol. I, 54:5-10; Defendant's Exhibit D.

16. Plaintiff was scheduled to complete his clinical hours in six (6) twelve (12) hour shifts. N.T. Vol. I, 109:8-110:22.

17. Mr. Stuber worked on weekends. Accordingly, Plaintiff scheduled his clinical experiences for April 18th and 19th, April 26th and 27th and May 2nd and 3rd. N.T. Vol. II, 260:4-14.

18. Plaintiff's journals for April 18th and 19th were not submitted until April 22, 2014. N.T. Vol. II, 262:19-22. Upon receiving these journal entries, Borton said nothing to Korpics about their untimeliness, and gave him only positive feedback. N.T. Vol. I, 79:7-10, 84:14-86:7.

19. Korpics represented to Ms. Borton that he had sent his third and fourth journals to her approximately three and two days late, respectively. However, they were not received on the date that he was purported to have sent them. N.T. Vol. I, 79:11-81:14.

20. After consulting with her supervisors with regard to the missing entries, Ms. Borton informed Plaintiff that he was to send her his journal entries for days 3 and 4 no later than 8:00 p.m. on Friday, May 2nd. N.T. Vol. I, 81:6-81:25.

21. At approximately 10:45 p.m. on May 2nd, still not having received the journal entries, Borton e-mailed Plaintiff and informed him that he was not permitted to attend his clinical the following day. N.T. Vol. I, 82:8-11.

22. At approximately 6:45 a.m. the following morning, Borton received a telephone call from Plaintiff, who stated that he had fallen asleep and hadn't been able to finish recreating his journal entries for days 3 and 4. When asked whether he had received her e-mail instructing him that he was not to attend his clinical, he acknowledged that he had received it but had not read it. Borton again told Plaintiff that he was not to attend his clinical hours, and she instructed him to go home. N.T. Vol. I, 82:21-83:13.

23. Pursuant to Borton's directive, Plaintiff did not attend his clinical hours on May 3rd. N.T. Vol. II, 271:10.

24. Plaintiff sent the missing journal entries to Borton later that day, and then spoke with Sean Stuber about coming in on Sunday, May 4th to complete his last clinical experience. N.T. Vol. II, 271:13-21.

25. Plaintiff testified that during his conversation with Mr. Stuber, he indicated that he had submitted his missing journal entries and that he would like to come in the following day to complete his clinical. He further testified that he asked Stuber whether he had been told that Plaintiff could not come in and finish, or whether Stuber believed there was any reason he could not come in. Mr. Stuber stated that as long as Plaintiff had addressed what he needed to with the college, there was no reason why he could not come in and complete his clinical experience. N.T. Vol. II, 272:1-16.

26. Plaintiff completed his clinical experience with a 12-hour shift on May 4, 2014. N.T. Vol. II, 272:17-25.

27. Borton ultimately received journal entries for all six clinical experiences. Journals five and six were timely submitted, but under the instruction of her supervisors, she read but did not provide feedback on any journal entry after #2. N.T. Vol. I, 100:18-25; 102:17-103:4.

28. On May 3, 2014, Dr. Osborne sent an e-mail to Plaintiff requesting that they meet on Monday, May 5, 2014. N.T. Vol. II, 131:9-24.

29. Plaintiff responded by informing Dr. Osborne that he would be unavailable, because he would be at the beach for a vacation with his family. N.T. Vol. II, 132:16-17. In fact, he was on vacation with a group of friends in Ocean City, New Jersey to celebrate the end of school. N.T. Vol. II, 275:1-13.

30. Dr. Osborne considered this response "highly unusual," and she testified that she had "never in her career" gotten such a response from a student. N.T. Vol. II, 132:21-22.

31. Plaintiff ultimately met with Dr. Bartges and Dr. Bortz on May 9, 2014. N.T. Vol. II, 281:7-12.

32. At that meeting, Plaintiff was present with his written final evaluation for Nursing 261, and informed that he had failed the course. N.T. Vol. II, 215:19-21. The final evaluation, prepared and signed by Dr. Bartges, stated that Plaintiff "was negligent in following the *Nurs 261 Practicum Journal Guidelines* that require journal submission within 48 hours of each clinical day, despite reminders from his clinical faculty." The evaluation further provided that Plaintiff "did not adhere to the May 2nd directive from his clinical instructor, Peggy Borton, to refrain from clinical hours until his previous journal assignments were submitted and accepted; and he also had not complied with the directive to meet with the Program Director on May 5." Additionally, the evaluation stated that Plaintiff "did not provide the Daily Assessment form to his preceptor, so his preceptor was unable to document the formative feedback that is a primary basis for

identifying progressing in role, confidence, independence, and competency (see learning outcomes 1, 2, 3, 5, and 6). Finally, the evaluation stated that Plaintiff “independently rescheduled his clinical hours for Sun., May 4th without notifying his clinical instructor (as required in the *Roles and Responsibilities* document and *Clinical Directives* document) and falsely represented to his preceptor that he was cleared to engage in clinical work with patients. This behavior violates the ethical comportment described as essential in the *Classroom and Clinical Behavioral Expectations for the Student of Professional Nursing* document.” Defendant’s Exhibit E.

33. The news of his failure upset Plaintiff and prompted him to ask whether the failure would impact his ability to graduate on the 22nd of that month. N.T. Vol. II, 215:19-23.

34. When told that he would not be able to graduate with his class, Plaintiff pushed away from the table, stood up, pointed at Dr. Bortz, commented about his deferred acceptance, said that he had done everything he had been asked to do, and the decision to fail him was just another example of special rules for him. He further stated that he didn’t want anything more to do with the program and that he was leaving. N.T. Vol. II, 215:24-216:6.

35. Security was then brought in, Plaintiff calmed down, and he returned to his seat. N.T. Vol. II, 216:7-12.

36. Dr. Bortz then presented him with a letter she had drafted directing that he submit to a 9-panel drug screen at St. Luke’s North within an hour of the meeting, and further notifying him that failure to submit to the screening or positive results would result in his immediate dismissal from the program and that his status in the program would be determined after receipt of the results. N.T. Vol. II, 216:12-13; Plaintiff’s Exhibit 14.

37. Plaintiff did not submit to the drug screen, and on May 12, 2014, Dr. Bortz drafted a letter to Plaintiff noting his failure to comply with the screening and informing him that he was officially dismissed from the nursing program as of May 9, 2014. Plaintiff’s Exhibit 15.

38. The decision to order the drug test and to terminate Plaintiff from the program had been made by Drs. Osborne and Bortz. N.T. Vol. II, 156:4-9; 204:1-3.

39. During her testimony, Dr. Bortz cited to the College’s affiliation agreement with Lehigh Valley Health Network as the basis for her authority to require Plaintiff to submit to drug testing, but on further cross-examination, she stated that the ability to order a student to submit to a drug test is “not something that’s in policy. I would say it’s more of a—from the nursing perspective, it’s a duty ... to protect the public.” N.T. Vol. II, 236:13-16; 238:2-4.

40. Plaintiff sought review of his dismissal, and on October 1, 2014, he received a letter from Assistant Dean for Academic Affairs, Michael J. McGovern, stating that his dismissal had been upheld.

41. Although it was never stated to Plaintiff, Dr. Osborne testified at hearing that her decision to terminate Plaintiff from the program has been based on his commission of numerous violations of the American Nurses Association Code of Ethics, which, she stated, enabled the college to dismiss him pursuant to the Student of Professional Nursing Handbook and the Clinical Behavior Expectations document. N.T. Vol. II, 144:5-12.

Standard of Law

[T]he right of a student to attend a public or private college or university is subject to the condition that he comply with its scholastic and disciplinary requirements.

...

Schools have broad discretion to implement and enforce academic and disciplinary rules and regulations. Boehm, 573 A.2d at 578. Courts do not interfere in a school's academic and disciplinary decision-making absent an abuse of discretion. *Id.* Concerning court review of disciplinary proceedings, this Court has written: 'The courts have been very reluctant to interfere with college proceedings concerning internal discipline.' *Schulman v. Franklin & Marshall Coll.*, 371 Pa.Super. 345, 538 A.2d 49, 52 (1988) (*en banc*). 'A college is a unique institution which, to the degree possible, must be self-governing and the courts should not become involved in that process unless the process has been found to be biased, prejudicial or lacking in due process.' *Id.* In the case of a purely academic decision, courts must 'show great respect for the faculty's professional judgment.' Swartley, 734 A.2d at 921 (quoting Ewing, 474 U.S. at 225, 106 S.Ct. 507). 'Plainly, they may not override [the school's judgment] unless it is such a substantial departure from accepted academic norms as to demonstrate that the person or committee responsible did not actually exercise professional judgment.' *Id.*

...

[However,] [t]he United States Supreme Court has held that public schools, as state actors, must adhere to the strictures of federal procedural due process. *Goss v. Lopez*, 419 U.S. 565, 574, 95 S.Ct. 729, 42 L.Ed.2d 725 (1975). 'The Fourteenth Amendment forbids the State to deprive any person of life, liberty, or property without due process of law.' *Id.* at 572, 95 S.Ct. 729. The protection of procedural due process attaches to property interests arising from, *inter alia*, entitlements created by state statute. *Id.* ... Concerning public institutions of higher learning, the Supreme Court has assumed, without deciding, that students have a constitutionally protected property

right in their continued enrollment. *Regents of the Univ. of Mich. v. Ewing*, 474 U.S. 214, 222–23, 106 S.Ct. 507, 88 L.Ed.2d 523 (1985); *Board of Curators of the Univ. of Mo. v. Horowitz*, 435 U.S. 78, 84–85, 98 S.Ct. 948, 55 L.Ed.2d 124 (1978).

Gati v. University of Pittsburgh of Commonwealth System of Higher Education, 91 A.3d 723, 732 (Pa. Super. 2014) *reargument denied* (June 24, 2014), *appeal denied sub nom. Gati v. Univ. of Pittsburgh of Commonwealth Sys. of Higher Educ.*, 105 A.3d 737 (Pa. 2014) (footnotes omitted).

Discussion

By his requests for relief, Plaintiff seeks judicial review of Defendant's academic decision to issue him a failing grade in Nursing 261, and he seeks review of the disciplinary decision to expel him from the program. As Defendant notes in its brief, academic decisions regarding class failures and promotion are subject to rational basis review, and the determination of whether the decision was the product of "bad faith or ill will unrelated to academic performance." *Swartley v. Hoffner*, 734 A.2d 915, 921 (Pa. Super. 1999). Yet, in administering discipline to its students, a public educational institution such as Defendant must afford the student his or her due process rights, including "notice and some opportunity [to be heard] before a student is disciplined." *PSI Upsilon of Philadelphia v. University of Pennsylvania*, 404 Pa. Super. 604, 609, 591 A.2d 755, 758 (1991).²

In response to the instant appeal, Defendant asserts that its decision to issue a failing grade to Defendant and to dismiss him from their nursing program was an academic decision entitled to deference and rational basis review. As to the decision itself, Defendant contends that it was grounded on legitimate circumstances, supported by college policies, and not motivated by unlawful discrimination. Defendant further asserts that Defendant was afforded due process, and that as such, Plaintiff should be denied the requested relief.

By contrast, Plaintiff contends that the college's decisions to issue him a failing grade in Nursing 261 and to condition his dismissal on submission to a drug test lacked any rational basis. Further, Plaintiff argues that the conditioning of his dismissal on the submission of a drug test was legally impermissible, and it abrogated his due process rights as well as Defendant's own policies.

Upon review and consideration, the Court agrees with Defendant that the decision to issue Plaintiff a failing grade in Nursing 261 was a purely academic decision, and as such, it is subject to rational basis review. The Court further agrees with Defendant that the decision to issue the grade

² Defendant asserts that Korpics was academically dismissed, and that as such, due process was satisfied merely by a pre-dismissal informal meeting. However, as discussed *infra*, the Court rejects that contention.

was neither arbitrary nor capricious, but was based on reasonable grounds. Plaintiff's final evaluation in Nursing 261, handed to him during the May 9, 2014 meeting, clearly outlines Dr. Bartges' reasons for issuing the failing grade, including Plaintiff's failure to submit required journal entries within 48 hours of each practicum day in violation of *Nurs 261 Practicum Journal Guidelines*, Plaintiff's failure to abide by Peggy Borton's directive not to attend his final scheduled clinical day in violation of the Roles and Responsibilities and Clinical Directives documents applicable to the program, and his failure to provide a Daily Assessment form to his preceptor for the duration of the clinical, rendering the preceptor "unable to document the formative feedback that is a primary basis for identifying progressing in role, confidence, independence, and competency (*see* learning outcomes 1, 2, 3, 5, and 6)." Defendant's Exhibit E. Accordingly, Plaintiff's request that the Court vacate the failing grade issued to him by Defendant in Nursing 261 is hereby DENIED.

The Court takes a very different view of Defendant's decision to dismiss Plaintiff from the nursing program. First, the Court finds that the decision to dismiss Plaintiff for his refusal to submit to a drug test was a purely disciplinary decision.³ While Defendant put on the testimony of Drs. Osborne and Bortz in an effort to demonstrate that the decision to terminate Plaintiff's enrollment was premised on a "constellation of factors," such testimony is belied by Defendant's own documentation. In particular, the letter penned by Dr. Bortz and presented to Plaintiff at the May 9, 2014 meeting memorialized the ultimatum that Plaintiff submit to a drug test at St. Luke's North within one hour of the meeting, and that the failure to do so would result in his dismissal from the program. Further, Dr. Bortz' letter of May 12, 2014 stated that Plaintiff was instructed to go directly to St. Luke's North after the May 9th meeting to submit to a drug screening, that he had failed to do so, and that *as a result of that failure*, he was "officially dismissed from the nursing program effective Friday, May 9, 2014." Plaintiff's Exhibit 15. Critically, there is no evidence of record that any of the other factors cited in the hearing testimony of Drs. Osborne and Bortz as contributing to their decision to dismiss Plaintiff from the program were ever communicated to Plaintiff or documented by the College. Thus, the Court, sitting as the finder of fact, hereby rejects the trial testimony of Drs. Osborne and Bortz to support the position that their decision to dismiss Plaintiff was predicated on anything other than his failure to submit to a drug test upon their immediate request.

³ While there were some issues with Plaintiff's performance in Nursing 261, as set forth in Dr. Mali Bartges' written evaluation, there was no credible evidence to demonstrate that Plaintiff was on drugs at any time during Nursing 261, or that drugs affected his performance in the class. As such, it cannot be said that the decision to dismiss him for failure to submit to a drug test was in any way an academic decision.

Before a state school can effectuate discipline, a student must be afforded due process in the form of notice and an opportunity to be heard. *PSI Upsilon of Philadelphia v. Univ. of Pennsylvania*, supra. Defendant's own procedures dictate a set of disciplinary steps that were not followed in this case. Plaintiff's Exhibit 1 at 52-54. As outlined in the Student Code of Conduct ("Code") contained in the 2013-2014 Student Handbook, an NCC student may be subject to six (6) levels of discipline up through and including dismissal. *Id.* at 52-53. The Code provides that the Director of Judicial Affairs or his/her designee is responsible for administering the Student Code of Conduct. *Id.* at 52. The College Committee on Discipline functions to hear all serious offenses and appeals. *Id.* at 53. There are no alternative disciplinary procedures for nursing students. Defendant's Exhibit B.⁴ Pursuant to the procedures set forth in the Code:

1. The Director of Judicial Affairs or his/her designee, will conduct an investigation of the alleged misconduct. Based on the results of the investigation, the Director of Judicial Affairs will either:

- a. dismiss the charge
- b. impose a disciplinary action in the form of a warning, suspension or interim suspension
- c. refer the case to the College Committee on Discipline (all serious cases which may subject the student to suspension from the college will be referred to the committee for initial hearing.) The committee will recommend action to the Director of Judicial Affairs.

2. The student will receive written notification of:

- a. the charges lodged against him, including identification of the complainant.
- b. scheduled time and place of all hearings to include the identity of the person(s) hearing the case ... This notification must identify, as precisely as possible, the specific reason for the challenge.
- c. any disciplinary action that is to be imposed and the specific period of time for which the disciplinary action will be in effect.

3. All disciplinary actions are to be imposed within 20 consecutive days of the initial written notification of the charges.

4. A student is entitled to assistance by a College friend ... and/or counsel. The Director of Judicial Affairs must receive written notification from the student of the intent to have counsel and/or a college friend present no later than 48 hours prior to the scheduled procedure.

⁴ Defendant's Exhibit B is the "Fall 2013 Associate Degree Nursing Student Handbook."

5. All hearings will be closed unless the student requests an open hearing. Written notification of the student's intention to request an open hearing must be received by the Director of Judicial Affairs within 48 hours prior to the hearing.

6. A student, charged with a violation of the code, shall be presumed innocent of those charges until his guilt is determined or [sic] the basis of the evidence properly admitted.

7. Refusal by a student to participate in disciplinary proceedings shall result in exclusion from classes and/or exclusion from other privileges or activities or from campus.

Id. at 53-54. These procedures were not followed in this case. Indeed, Plaintiff was never even charged with any misconduct.

While Defendant cites the Policy on Student Professional Conduct ("Policy") as providing the authority for Plaintiff's dismissal, the Court finds that because he was dismissed for failure to submit to an unannounced drug test and not for any particular conduct or misconduct, the College had no authority to dismiss him under the Policy.⁵ As set forth in the Student Handbook, the Policy provides that:

Documented evidence of a student's failure to conduct herself/himself in accordance with professional codes of conduct (*i.e.* Departmental and Host Facilities Code of Ethics, Policies on Clinical Procedures, Departmental Policies and Procedures, etc.) could result in serious academic penalties, up to and including failure in the [sic] course or dismissal from the academic program. If a student wishes to appeal any action taken under this policy, he/she should follow the procedure for appeal of grades.

Plaintiff's Exhibit 1 at 42-43.

Even assuming, *arguendo*, that Plaintiff had been dismissed for a failure to conduct himself in accordance with the professional codes of conduct relating to nursing, he would, as stated above, have been entitled to go through the Grade Appeal process set forth at pages 37-38 of the Student Handbook, which would have permitted him a meeting with faculty within ten (10) working days of his dismissal from the program, followed by a second meeting with the instructor and the program director. He was never afforded that opportunity.

Rather, Plaintiff was called to a meeting by the faculty member, Dr. Bartges, and the Dean of Allied Health and Sciences, Dr. Bortz, and issued an ultimatum whereby he was directed to immediately submit to a drug test with no guarantee that a negative test result would save him from dismissal. Moreover, Plaintiff contends, and the Court agrees, that Defendant

⁵ Although Dr. Osborne testified that a student nurse's use of drugs would violate the American Nursing Association's Code of Ethics, Plaintiff was never suspected to be under the influence by anyone who observed him during his nursing program, and no allegation of drug use was ever made against him, nor was he given the opportunity to respond via the channels of due process.

had no rational basis upon which to condition Plaintiff's possible continued enrollment in the program on his immediate submission to a drug test.

In her testimony, Dr. Bortz cited Defendant's Affiliation Agreement with Lehigh Valley Health Network as the source for the College's authority to condition Plaintiff's potential for continued enrollment in the program on the completion of a drug test. The Affiliation Agreement provides that:

1. Pursuant to [LVHN] Human Resources Policy #2001.20 'Drug/Alcohol Use and Drug Possession For Cause Testing,' students who are at LVHN and are found to have drugs or alcohol on their person or in their system are subject to serious discipline, up to and including termination of their experience. Students agree to have drug or alcohol testing in the event of any injury on our premises, suspected intoxication, or suspected illegal activity. Refusing to submit to drug/alcohol testing is grounds for banning the student from any further activities at LVHN. The school may choose to re-assign the student, give the student an incomplete, or fail the student at their discretion.

2. If LVHN becomes aware that a student has been identified by civil authorities to be involved in the use or trafficking or [sic] illegal substances, the Network reserves the right to suspend and/or terminate the student pending the outcome of the incident.

3. LVHN reserves the right to require drug screening for students participating in high-risk areas (*i.e.* pharmacy, etc.)

Defendant's Exhibit J at 2-3.

Initially, the Court notes that the Affiliation Agreement is only applicable to students engaged in clinical experiences, and at the time that Plaintiff was ordered to submit to a drug test, he had completed his clinical hours. Moreover, at no time during his clinical did any professional staff observe Plaintiff and suspect him to be under the influence of drugs. N.T. Vol. I, 116:16-117:7; 117:13-17. Rather, the suspicion that he may be under the influence of drugs initially came from Dr. Osborne. However, not even Dr. Osborne based her suspicions on any observable indicia of drug use. N.T. Vol. II, 169:18-171:8. She based her suspicions on her perceptions of Plaintiff "lying, avoidance, excuses [...] elaborate excuses." *Id.* at 148:25.⁶

⁶ Indeed, the evidence demonstrates that Plaintiff failed to timely submit the vast majority of his reflective journal entries in Nursing 261, and he likely lied about initially sending journals #3 and #4. The evidence further demonstrates that he disregarded or at the very least misinterpreted faculty directives regarding his clinical attendance, and he violated policy by scheduling clinical hours on the last possible day without faculty approval. He also misrepresented to Dr. Osborne that he was vacationing with family and unable to meet with her, when in fact he was vacationing with friends. However, the Court is of the judgment that taken together, these instances were insufficient to cause any suspicion that Plaintiff was on drugs, and more critically, it provided an insufficient basis, pursuant to school policies and procedures, to issue an edict that Plaintiff immediately submit to a drug test or be dismissed from the nursing program altogether without due process.

She also noted Plaintiff's "decline in performance through the program," which is belied by his transcript, which demonstrates that with the exception of Nursing 261, his performance in the nursing program was consistently that of a B/C student. Plaintiff's Exhibit 2. Finally, while Defendant has a policy on Drug and Alcohol Abuse, which states in part that a student who violates the policy may be subject to disciplinary action up to and including dismissal, nothing in Defendant's policies entitles them to order on-the-spot drug testing or to take disciplinary action without following the disciplinary procedures set forth in the Code. Plaintiff's Exhibit 1 at 63-65.

In light of the foregoing, the Court finds that Plaintiff was denied due process when he was dismissed from Defendant's nursing program for his refusal to immediately submit to a drug test on May 9, 2014. In making this determination, the Court rejects Defendant's argument, set forth in their reply brief, that Plaintiff waived the issue of due process by failing to address it in his pretrial memorandum or during trial. As explicated in the case law, the determination as to whether or not Plaintiff was availed of due process in connection with the termination of his enrollment in the College's nursing program is an integral part of the applicable standard of review. As such, it cannot be waived for failure to plead or otherwise raise the issue.

Finally, the Court rejects Defendant's contention that Plaintiff was only legally entitled to a pre-dismissal informational meeting. Reply Brief of Defendant in Support of Defendant's Proposed Conclusions of Law at 6, citing *Stoller v. College of Medicine*, 562 F. Supp. 403, 414 (M.D. Pa. 1983) *aff'd* 727 F.2d 1101 (3d. Cir. 1984). At page six (6) of their reply brief, Defendant asserts that Plaintiff was availed of adequate due process because he was "given an opportunity to respond to the reasons for his dismissal in a meeting with Dr. Bortz." Notably, in *Stoller*, a federal court case discussing the due process requirements of an academic dismissal, the plaintiff was dismissed from the Pennsylvania State University's Milton S. Hershey College of Medicine after receiving a failing grade in a pediatrics clerkship. Prior to his academic dismissal, the student had advance notice that the school was considering his dismissal, and was given an opportunity to appear before the school's promotions committee to advocate for his continued enrollment. He was then afforded a meeting with the dean of the school and was given a second opportunity to be heard. Not only is *Stoller* plainly inapposite to the instant case, it plainly fails to support Defendant's contention that due process is satisfied by a pre-dismissal informational meeting. Furthermore, even if the case law supported such a conclusion, Defendant's own policies provide for greater due process. Based on the foregoing, the Court comes to the following:

Conclusions of Law

1. Defendant had reasonable grounds to issue Plaintiff a failing grade in Nursing 261.

2. Defendant's issuance of a failing grade to Plaintiff in Nursing 261 was not in violation of any law, policy, or procedure.

3. Defendant's issuance of an ultimatum to Plaintiff that he immediately submit to a drug test or be dismissed from the nursing program had no rational basis.

4. Defendant's dismissal of Plaintiff from the nursing program for failure to submit to a drug test was arbitrary and capricious.

5. Defendant's dismissal of Plaintiff from the nursing program for failure to submit to a drug test effectuated a denial of Plaintiff's due process rights as outlined in Defendant's applicable Policies and Procedures.

Based upon the following conclusions, Plaintiff's request that Defendant's decision to dismiss Plaintiff from the nursing program be vacated is hereby GRANTED, and Plaintiff is hereby reinstated to Defendant's nursing program. Plaintiff shall be allowed to enroll in Nursing 261 at the earliest available opportunity.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 2, 2016**