

# Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA April 21, 2016

NO. 16

**State Farm Mutual Automobile Insurance Company, Plaintiff v.  
Mark R. Pilszak, Jr. and Frank J. Kise, Defendants**

**Commonwealth of Pennsylvania v. Rene Figueroa, Defendant**

## CONTENTS

Bar News .....	3	Notice of Nonprofit Incorporation.....	9
Estate and Trust Notices .....	4	Paralegal Position .....	10
Legal Notices .....	9	Paralegal Studies Focus Group .....	51
Notice of Administrative Suspension .....	8	Sheriff's Sales .....	10

### INSERT: Green: 1. "On Your Feet!"

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

### Cream: 1. "Residential Real Estate Transactions for Non Real Estate Lawyers"

2. Happy Hour
3. Quarterly Association Meeting
4. "Fourth and Long: How the Sandusky Amendments Have Changed the Legal Playing Field"

### Yellow: 1. "A View from the Orphans' Court"

2. Swearing-in Ceremony for U.S. Court of Appeals
3. BarBuddies

### **NOTICE TO THE BAR...**

#### **Register Now**

Federal Courts Ceremonial Admissions – May 5

Quarterly Association Meeting and Malpractice Avoidance Seminar – May 19

**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](mailto:ncba@norcobar.org)**  
**PBA (800) 932-0311—PBI (800) 932-4637**  
**BAR ASSOCIATION STAFF**

Mary Beth Leeson .....Executive Director  
Patti A. Gober .....Accounting  
Heather Rizzotto-Stefanik ..... Legal Journal  
Christen T. Borso .....Attorney Referral  
Deborah J. Flanagan .....Attorney 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@norcobar.org](mailto:marybeth@norcobar.org).

It is the “ordinariness” of the jury that finally emerges as its unique strength.  
~ Melvyn Zerman

**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****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

**SECOND 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 Hellertown, 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 Heller-  
town, 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, Heller-  
town, 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

**THIRD PUBLICATION****BEAL, MARGUERITE E.,** dec'd.

Late of the Township of Plain-  
field, Northampton County, PA  
Executor: William W. Beal, 455  
Washington Street, Wind Gap,  
PA 18091

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

**BUTZ, PAULINE H.,** dec'd.

Late of the Township of Wash-  
ington, Northampton County, PA

Executors: Donald E. Butz, Sr.  
and Beverly L. Schimmel c/o  
McFall, Layman & Jordan, P.C.,  
Attorneys at Law, 134 Broadway,  
Bangor, PA 18013

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

**DAGON, OLIVE E. a/k/a OLIVE****EVELYN DAGON,** dec'd.

Late of the City of Easton,  
Northampton County, PA

Executor: David O. Dagon 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

**LISOWSKI, PAUL S.,** dec'd.

Late of 3725 Cedar Drive,  
Walnutport, Northampton  
County, PA

Administrator: Paul M. Lisowski,  
126 West Liberty Street, West-  
minster, MD 21157

Attorneys: Joshua D. Shulman,  
Esquire, Shulman & Shabbick,  
1935 Center Street, Northamp-  
ton, PA 18067

**MERBAUM, BERNICE F.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executor: Daniel E. Cohen, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

**MILLER, KURT L. a/k/a KURT  
MILLER,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executor: Eric M. Miller c/o  
Douglas J. Tkacik, Esquire, 18  
East Market Street, P.O. Box 30,  
Bethlehem, PA 18016-0030

Attorney: Douglas J. Tkacik,  
Esquire, 18 East Market Street,  
P.O. Box 30, Bethlehem, PA  
18016-0030

**SHIMER, ALAN R. a/k/a ALAN  
SHIMER,** dec'd.

Late of the Borough of Wilson,  
Northampton County, PA

Executrix: Susan E. Limeberry  
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

**SNOVER, ROSEMARIE a/k/a  
ROSE MARIE SNOVER,** dec'd.

Late of the Borough of Wilson,  
Northampton County, PA

Co-Executors: Cynthia Ann  
Kotch and John A. Snover 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

**VAIL, CONSTANCE J.,** dec'd.

Late of Easton, Northampton  
County, PA

Executrix: Bonnie Meischheid,  
3543 Baldwin Drive, Easton, PA  
18045

Attorney: Herbert G. Litvin,  
Esquire, 151 S. 7th Street,  
Easton, PA 18042

**YOUNG, DAVID R.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Nancy P. Young, 526  
Wood Street, Apt. 327,  
Bethlehem, PA 18018

Attorney: James J. Holzinger,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

---

**NOTICE OF ADMINISTRATIVE  
SUSPENSION**

NOTICE IS HEREBY GIVEN that  
Jack Louis Waldman of Northampton  
County has been Administratively  
Suspended by Order of the Supreme  
Court of Pennsylvania dated March



16, 2016, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 15, 2016 for Compliance Group 2.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
Apr. 21

---

**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 25, 2016 for the purposes of incorporating a Nonprofit Corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is:

**HEART OF MESSIAH  
MINISTRIES, INC.**

The Non-Profit Corporation has been organized for charitable purposes.

STEVEN N. GOUDSOUZIAN,  
ESQUIRE  
GOUDSOUZIAN & ASSOCIATES  
2925 William Penn Highway  
Suite 301  
Easton, PA 18045-5283  
(610) 253-9171

Apr. 21

---

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on April 13, 2016, the Petition of WuQiang Fan and Yin Wu was filed in the Northampton County Court of Common Pleas at No. C-48CV2016-2873, seeking to change the name of minor child from Mingtian Fan to

Melton Mingtian Fan. The Court has fixed Tuesday, June 28, 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. 21

---

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

LUZ NATAL and JUAN RIVERA  
JIMENEZ, her husband,  
Plaintiffs

vs.

MIGUEL DANDRADE-FELIZ,  
Defendant

**NO. C-48CV2015-11216**

TO: Miguel Dandrade-Feliz

A civil complaint has been filed against you in the above captioned action regarding an automobile accident which occurred on April 14, 2014 on East Union Boulevard in Bethlehem, Northampton County, Pennsylvania.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with 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 the 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 OR CANNOT AFFORD ONE, GO TO OR

TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northampton County  
Legal Services  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

Apr. 21

---

**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

Northern Lehigh School District  
vs.

Carol Jean Bentley

**DOCKET NO. C48CV-2014-0554**

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2012 real estate taxes for property located at 10 View Drive, Walnutport, PA, Tax Parcel No. J2 18 21A-5. A Writ of Scire Facias for \$1,783.91 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money, property or other rights important to you.

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

WHERE YOU CAN GET LEGAL HELP.

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

PORTNOFF LAW  
ASSOCIATES, LTD.

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

Apr. 7, 14, 21

---

**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](mailto: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 delin-

quent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

**No. 1****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-09399****Location:**

2440 Alder Street, Easton, PA  
18042

**Parcel ID:**

M9NW1B 17 5 0837

**Reputed Owners:**

Theresa Roberts and William  
Roberts

All that certain message 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 message 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 Pennsyl-  
vania, 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 COMMON-  
WEALTH 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 Northamp-  
ton and Commonwealth of Pennsyl-  
vania, 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:**

Lisa 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, Common-  
 wealth 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 MESSAGE OR TENEMENT 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 NORTHAMP-  
TON AND STATE OF PENNSYLVAN-  
IA.

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, Penn-  
sylvania 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 messuage  
or tenement erected thereon, situate  
in the Borough of Hellertown,  
(formerly Lower Saucon Township),  
County of Northampton, Common-  
wealth 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, North-  
ampton 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 Commonwealth 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 message, 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, Walnut-  
port, 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, desig-  
 nated 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 condo-  
 minium 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 improve-  
 ments 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/Register'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. Reitbauer, 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. 100**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-10502**

**Location:**

1528 High Street, Bethlehem, PA 18018

**Parcel ID:**

N6SE1C 24 19 0204

**Reputed Owner:**

Lakeisha Jefferson

ALL THAT CERTAIN message, 2 1/2 story, one-half of twin dwelling, and lot or piece of ground, situate on the East side of High Street, and known as No. 1528 High Street, 14th Ward, in the City of Bethlehem, County of Northampton, and State of Pennsylvania.

BEING the same premises which John T. Dittbrenner and June I. Dittbrenner, husband and wife, by Deed dated 10/29/10 and recorded 11/10/10 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2010-1, Page 236091, granted and conveyed unto Lakeisha Jefferson.

**Improvements:**

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

**Attorney:**

Sarah K. McCaffery, 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 message 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 messuage, 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 the 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 Rhudeon 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 message 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



## 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 people to participate in this 1.5 hour conversation. Your input will help shape both programs.

If you are interested, contact Diane Tallarita at [dtallarita@lccc.edu](mailto:dtallarita@lccc.edu) or 610-799-1594.



**Lehigh Carbon**  
COMMUNITY COLLEGE

  
**Northampton**  
Community College

**Apr. 21, 28; May 5, 12**

**STATE FARM MUTUAL AUTOMOBILE INSURANCE  
COMPANY, Plaintiff v. MARK R. PILSZAK, JR. and  
FRANK J. KISE, Defendants**

*Subrogation—Negligence—Pennsylvania Rule of Civil Procedure 1311.1.*

Plaintiff brought a subrogation claim against Defendant Mark R. Pilszak (“Defendant”), which came before the Court for decision in a non-jury trial. Defendant negligently caused a car accident between himself and Vicki Strohe (“Strohe”), whose vehicle was insured by Plaintiff. The insurance policy covering Strohe’s vehicle granted subrogation rights to Plaintiff. As a result of the accident, Plaintiff incurred total damages in the amount of \$26,253.65. The Court concluded that because Defendant negligently caused Plaintiff’s damages, Ms. Strohe was not comparatively negligent, and Plaintiff had a valid subrogation claim, Plaintiff was entitled to judgment in its subrogation claim.

At trial, Defendants argued that Plaintiff had elected to limit its damages to \$25,000.00, pursuant to Pennsylvania Rule of Civil Procedure 1311.1. While Plaintiff filed a “Stipulation to Limitation of Monetary Recovery Pursuant to Pa.R.C.P. 1311.1,” Plaintiff did not, in that filing, agree to limit its damages to \$25,000.00. Rather, in that filing, Plaintiff stipulated “to \$38,110.52 as the maximum amount of damages recoverable upon the trial of the appeal from the award of arbitrators.” Because Plaintiff’s Stipulation did not comply with Pennsylvania Rules of Civil Procedure 1311.1(a) and 1311.1(e), which require such a stipulation to limit damages to \$25,000.00, the filing had no legal effect.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Action—No. C-48-CV-2013-1391.

TRAVIS L. McELHANEY, ESQUIRE, for Plaintiff.

ANDREW LAMBERTON, ESQUIRE, for Defendant Mark R. Pilszak.

Order of the Court entered on May 21, 2015 by BELTRAMI, J.

*DECISION*

This case came before the Court for a trial without a jury on May 13, 2015. The Court now makes the following findings of fact and conclusions of law:

*FINDINGS OF FACT*

1. Plaintiff issued an automobile insurance policy to Vicki Strohe (“Strohe”) that insured her 2010 Honda Odyssey van.
2. The policy granted subrogation rights to Plaintiff.
3. On December 18, 2011, Strohe was driving her van on Lower South Main Street in Washington Township, Pennsylvania.
4. At the same time, Defendant Mark R. Pilszak, Jr. (“Pilszak”) was driving a car in the opposite direction on the same street.
5. Pilszak was speeding and lost control of his car while going around a turn.

6. As a result, Pilszak crossed into Strohe's lane of travel and collided, head-on, with Strohe's van, causing extensive damage to the van and rendering it a total loss.

7. Strohe submitted a claim to Plaintiff under her policy.

8. Plaintiff paid Strohe and a repair shop a total of \$35,196.65 under the terms of the policy.

9. This total included amounts for a rental car, towing of the van, attempted repairs to the van, and the value of the van after it was determined to be a total loss.

10. Plaintiff salvaged the van, receiving \$8,943.00.

11. As a result of the accident, Plaintiff incurred total damages in the amount of \$26,253.65.

12. At the time of trial, Plaintiff withdrew all claims against Defendant Frank J. Kise.

### *CONCLUSIONS OF LAW*

1. Plaintiff has a valid subrogation claim against Pilszak.

2. Pilszak was negligent.

3. Pilszak's negligence was the sole and legal cause of Plaintiff's damages.

4. Strohe was not comparatively negligent.

5. Plaintiff's damages were not limited by Pennsylvania Rule of Civil Procedure 1311.1.<sup>1</sup>

6. Plaintiff is entitled to a judgment against Pilszak in the amount of \$26,253.65, plus costs.

---

<sup>1</sup> At trial, Defendants argued that Plaintiff had elected to limit its damages to \$25,000.00, pursuant to Pennsylvania Rule of Civil Procedure 1311.1. While Plaintiff filed a "Stipulation to Limitation of Monetary Recovery Pursuant to Pa.R.C.P. 1311.1" on April 17, 2015, Plaintiff did not, in that filing, agree to limit its damages to \$25,000.00. Rather, in that filing, Plaintiff stipulated "to \$38,110.52 as the maximum amount of damages recoverable upon the trial of the appeal from the award of arbitrators." Because Plaintiff's Stipulation did not comply with Pennsylvania Rules of Civil Procedure 1311.1(a) and 1311.1(e), which require such a stipulation to limit damages to \$25,000.00, the filing had no legal effect. More importantly, neither party took advantage of the benefits of Rule 1311.1 at the time of trial. All of Plaintiff's exhibits were authenticated by testifying witnesses. Defendants offered no exhibits or witnesses and did not argue that they were required to subpoena witnesses because of Plaintiff's filing of the purported Rule 1311.1 stipulation.

**COMMONWEALTH OF PENNSYLVANIA v.  
RENE FIGUEROA, Defendant**

*Mistrial—Cautionary Instructions—Bruton v. United States—Confrontation Clause—Closing Argument.*

Defendant has appealed to the Superior Court from the judgment of sentence imposed on January 23, 2015. A jury found Defendant guilty of involuntary manslaughter, aggravated assault, carrying a firearm without a license, and receiving stolen property due to his involvement in a shootout that occurred on December 1, 2012, outside a club. Defendant's co-defendant gave a statement to police, in which he stated that a bouncer from the club showed Defendant a gun just before he left the club and became involved in the shootout. When the police prosecutor testified about this statement, he used Defendant's name. In addition, the prosecutor, in his closing argument, read the full statement with Defendant's name redacted. Defendant argues on appeal that the combined effect of these events was to prejudice him such that a mistrial was warranted.

*Bruton v. United States*, 391 U.S. 123 (1968), and its progeny hold that a co-defendant's statement which inculcates another defendant by name violates the other defendant's rights under the Confrontation Clause of the Sixth Amendment to the United States Constitution. Because the police prosecutor used Defendant's name when testifying about the co-defendant's statement, *Bruton* was violated. However, this violation did not result in the admission of prejudicial hearsay, as Defendant argues, because the Court struck it from the record and, indeed, ordered the jury, at the culmination of the case, not to consider the co-defendant's statement in any way. In addition, the prosecutor's closing argument, which improperly referred to parts of the statement that the Court previously precluded and/or were never in evidence, was not grounds for a mistrial, because the Court instructed the jury that arguments of counsel were not evidence and that, due to the prosecutor's argument, they were not to consider the co-defendant's statement in any way. If, notwithstanding these actions, any error remained, such error was harmless given Defendant's counsel's concession, in his closing argument, that Defendant handled and fired a gun on the night in question.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-48-CR-620-2013.

TERENCE P. HOUCK, ESQUIRE and ERIKA A. FARKAS, ESQUIRE, for the  
Commonwealth.

JACK McMAHON, ESQUIRE, for the Defendant.

Order of the Court entered on May 26, 2015 by BELTRAMI, J.

*MEMORANDUM OPINION PURSUANT TO Pa. R.A.P. 1925(a)*

Defendant has appealed to the Superior Court from the judgment of sentence imposed on January 23, 2015. Following a jury trial held from September 29, 2014, to October 31, 2014, Defendant was convicted of one count of involuntary manslaughter as a misdemeanor of the first degree,<sup>1</sup> one count of aggravated assault as a felony of the first degree,<sup>2</sup> one count

<sup>1</sup> 18 Pa. C.S.A. §2504.

<sup>2</sup> *Id.* §2702(a)(1).

of carrying a firearm without a license as a felony of the third degree,<sup>3</sup> and one count of receiving stolen property as a felony of the second degree.<sup>4</sup>

On January 23, 2015, Defendant was sentenced to thirty to sixty months in state prison for involuntary manslaughter, a consecutive period of 108 to 216 months in state prison for aggravated assault, a consecutive period of forty-two to eighty-four months in state prison for carrying a firearm without a license, and a concurrent period of thirty to sixty months in state prison for receiving stolen property. In the aggregate, Defendant was sentenced to 180 to 360 months in state prison, or fifteen to thirty years.

On February 9, 2015, Defendant filed a Notice of Appeal.<sup>5</sup> On February 11, 2015, the Court entered an Order requiring Defendant to file a concise statement of errors complained of on appeal (“Concise Statement”), pursuant to Pennsylvania Rule of Appellate Procedure 1925(b)(1), within twenty-one days. On February 23, 2015, Defendant filed a Concise Statement, which consists of one numbered paragraph stating:

1. The testimony presented by the Commonwealth by Detective Fabian Martinez, introduced extraordinarily prejudicial hearsay testimony regarding the possession of a gun and a gun being handed to [Defendant] prior to the deadly incident. This testimony was clearly inadmissible and prejudicial to the intent of [Defendant]. A mistrial was requested and denied. Cautionary instruction was insufficient to overcome extreme prejudice.

(Concise Statement at 1.)

[The Superior] Court has considered the question of what constitutes a sufficient 1925(b) statement on many occasions, and it is well-established that ‘Appellant’s concise statement must properly specify the error to be addressed on appeal.’ *Commonwealth v. Hansley*, 24 A.3d 410, 415 (Pa. Super. 2011) ... ‘[T]he Rule 1925(b) statement must be specific enough for the trial court to identify and address the issue an appellant wishes to raise on appeal.’ *Id.* (brackets, internal quotation marks, and citation omitted). Further, this Court may find waiver where a concise statement is too vague. *Id.* ‘When a court has to guess what issues an appellant is appealing, that is not enough for meaningful review.’ *Commonwealth v. Dowling*, 778 A.2d 683, 686 (Pa. Super. 2001) (citation omitted). ‘A Concise Statement which is too vague to allow the court to

<sup>3</sup> *Id.* §6106(a)(1).

<sup>4</sup> *Id.* §§3903(a)(2), 3925.

<sup>5</sup> Defendant did not file an optional post-sentence motion pursuant to Pennsylvania Rule of Criminal Procedure 720.

identify the issues raised on appeal is the functional equivalent of no Concise Statement at all.’ *Id.* at 686–87.

*In the Interest of A.B.*, 63 A.3d 345, 350 (Pa. Super. 2013). Defendant’s imprecisely drafted Concise Statement makes it difficult for the Court to identify the exact issues being raised in his appeal. Therefore, Defendant has arguably waived all issues on appeal.

Assuming that there has been no waiver, the Court perceives two distinct issues within Defendant’s Concise Statement. First, Defendant complains of an incident that occurred during the direct testimony of the Commonwealth’s police prosecutor, Detective Fabian Martinez, wherein Detective Martinez uttered Defendant’s name when testifying about a statement given by Defendant’s co-defendant, Javier Rivera-Alvarado (“Co-Defendant”), in violation of the doctrine of *Bruton v. United States*, 391 U.S. 123 (1968) (holding that, in joint trial involving co-defendants, admission into evidence of confession of one defendant that inculcates other defendant violates non-confessing defendant’s Sixth Amendment right to confront witnesses against him). Second, Defendant complains of an improper argument made by First Deputy District Attorney Terence Houck (“the Prosecutor”) during his closing, when the Prosecutor read to the jury a portion of Co-Defendant’s statement that had been precluded from being entered into, and/or was stricken from, the evidentiary record, prompting both defendants to move for a mistrial, which the Court denied. As these issues primarily concern Co-Defendant’s statement and the entry of portions of that statement into evidence through the direct testimony of Detective Martinez, the Court will only briefly summarize the evidence of the events leading to Defendant’s arrest before it begins its analysis of the two issues identified above.

Defendant’s trial was conducted simultaneously with the trial of Co-Defendant pursuant to Pennsylvania Rule of Criminal Procedure 582(A)(2).<sup>6</sup> The evidence at trial established the following facts. On the night of December 1, 2012, Defendant and Co-Defendant were at the Puerto Rican Beneficial Society Club (“Puerto Rican Club”), a social club located on East Third Street in Bethlehem, Northampton County, Pennsylvania. Defendant was at the Puerto Rican Club to watch a boxing match, as were the following individuals: Yolanda Morales, Co-Defendant, Orialis and Angel Figueroa (“Oriallis” and “Angel”),<sup>7</sup> and Luis Rivera (“Rivera”). Orialis,

<sup>6</sup> Co-Defendant was charged, in an information filed at docket number CV-48-CR-619-2013, with, *inter alia*, criminal attempt to commit criminal homicide, aggravated assault, and related conspiracy offenses. At the conclusion of the trial, the jury acquitted Co-Defendant of all charges.

<sup>7</sup> Orialis Figueroa and Angel Figueroa are brothers with no relation to Defendant. While the Court would not ordinarily refer to an individual by his or her first name, in light of the fact that Orialis Figueroa and Angel Figueroa share the same last name as Defendant, the Court will refer to Orialis Figueroa and Angel Figueroa by their first names, for ease of reference.

Angel, and Rivera were the alleged victims of Defendant and Co-Defendant and are members of the same family. Ms. Morales was a friend of the alleged victims' family. On the night in question, a shootout between Defendant and Orialis occurred at approximately 2:30 a.m. on the street outside the Puerto Rican Club, resulting in the death of Ms. Morales and gunshot wounds to Defendant, Co-Defendant, Orialis, Angel, and Rivera. After the shootout, the injured individuals were transported to the emergency trauma center at St. Luke's Hospital. There, Detective Martinez conducted interviews with a number of the involved individuals.

On October 23, 2014, the eleventh day of the Commonwealth's case-in-chief, the Commonwealth recalled Detective Martinez as a witness. Detective Martinez testified that he received a call at approximately 3:30 a.m. informing him that a shootout at the Puerto Rican Club had occurred. (*See* N.T., 10/23/2014, at 115:19-22.) Detective Martinez reported to headquarters for a briefing, was assigned to the case as the lead detective, and then went to St. Luke's Hospital. (*Id.* at 115:23-116:17.) Detective Martinez first interviewed Orialis, who gave a statement describing the events leading up to the shootout. (*Id.* at 116:25-117:24.) Detective Martinez next interviewed Rivera, followed by Angel, who also gave statements. (*Id.* at 119:16-121:9-16.) Detective Martinez was unable to interview Defendant or Co-Defendant because of their medical conditions. (*Id.* at 120:16-121:5.)

The next morning, Detective Martinez returned to St. Luke's Hospital and interviewed Co-Defendant. (*Id.* at 135:22-136:3.) Co-Defendant gave a statement to Detective Martinez,<sup>8</sup> which was summarized in Detective Martinez' police report:<sup>9</sup>

On December 1, 2012 at approximately 2200 hrs., [Co-Defendant] went to the Puerto Rican Club, with his wife Jasmine Suarez.

Shortly after arriving to the club they were joined by their friends, [Defendant] Aka 'Drama', vinny, and Reno.

[Co-Defendant] told Detectives that he only knows the said individuals by their street names. [Co-Defendant] further stated that at some point during the night he noticed that a group of guys were checking out [Defendant]'s 50,000, necklace and jewelry.

---

<sup>8</sup> At the time of Detective Martinez' trial testimony, the Court was privy to Co-Defendant's statement to Detective Martinez, having previously analyzed its admissibility in ruling on Co-Defendant's motion to suppress the statement, which was contained in an omnibus pretrial motion that Co-Defendant filed in his case on July 22, 2013. The motion to suppress was denied in an Opinion filed by the Court on February 17, 2014.

<sup>9</sup> With the exception of the bracketed material and correction of the paragraph formatting for ease of reference, the report is reproduced here verbatim, including grammar and punctuation errors.



[Co-Defendant] stated that [Defendant] was wearing a lot of gold jewelry with diamonds, which caught the attention of the said individuals. [Co-Defendant] told [Defendant] to watch his back because the group of guys were watching him and looking at his gold.

Some time after he alerted [Defendant] about the group of guys, [Defendant] walked away. A short time after [Co-Defendant] noticed that [Defendant] was arguing with one of the guys from the group. [Co-Defendant] further stated that the guy [Defendant] was arguing with had long braids and dark hair.<sup>[10]</sup>

[Co-Defendant] stated that after the said argument started he told his wife that he wanted to leave. He then grabbed his wife by her hand and they both exited the [Puerto Rican Club]. He stated that once they were outside they both walked towards the parking lot. As they approached the parking lot he got struck on the head from behind. [Co-Defendant] stated that all he remembers after being struck is waking up in the hospital.

[Co-Defendant] was advised that it was very important for him to tell Detectives everything he saw the night of the shooting. [Co-Defendant] was also advised that a number of people were shot that night, and anything he saw could be of great value to the investigation.

*[Co-Defendant] stated that as he was leaving the [Puerto Rican Club] with his wife one of the bouncers brought a gun out of the back room and showed it to [Defendant].*

When this Detective asked [Co-Defendant] who was the bouncer, he responded by stating 'I don't know, it was a one of bouncers'.

When this Detective asked [Co-Defendant] which room in the back he was talking about, he responded by saying 'the bathroom'.<sup>[11]</sup>

When this Detective asked [Co-Defendant] *what did [Defendant] do with the gun* he responded by stating 'I don't know, we left and [Defendant] stayed behind talking to the bouncer'.

[Co-Defendant] then told Detectives that he could not remember anything else other than waking up in the hospital. He stated that he did not have any other information available. (N.T., 11/22/2013, Ex. CS-4 (emphasis added).)

<sup>10</sup> On the night of the incident, Orialis had long braids and dark hair. (Ex. C-1.)

<sup>11</sup> A gun was subsequently found in the trash can in the men's room at the Puerto Rican Club following the shootout. (Ex. C-44.)

Before Detective Martinez was to be questioned regarding the contents of Co-Defendant's statement, the following discussion was held at sidebar:

MR. McMAHON: Judge, may we see you?

THE COURT: Sure.

(The following discussion was held at sidebar.)

MR. McMAHON: Judge, we talked about this a long time ago, that if they were going to use this it would be a redacted version.

THE COURT: I assumed that you saw it.

MR. McMAHON: I never saw that redacted version. I mean we talked about it.

MR. HOUCK: Yes, we did.

THE COURT: I just assumed you talked this out.

MR. HOUCK: Yes. [Defendant]—[Co-Defendant] refers to [Defendant]. What he's going to say is that his name was mentioned. He is going to just—he's going to say *a person with the group*, and I told Mr. McMahon.

THE COURT: His statement can only be used against [Co-Defendant]; am I right?

MR. McMAHON: Yes.

MR. HOUCK: That's correct.

THE COURT: All right.

MR. McMAHON: Okay, But, you're going to read the redacted version?

MR. HOUCK: Yes.

MR. McMAHON: Will you give them an instruction?

(End of discussion at sidebar.)

(See N.T., 10/23/2014, at 137:23-139:25.) At the conclusion of the sidebar discussion, the Court instructed the jury as follows: “[L]et me just tell [you] that any statement that [Co-Defendant] made can only be used against [Co-Defendant]. So with regard to any statements that the detective relays to you that were made by [Co-Defendant], you cannot consider them against [Defendant].” (*Id.* at 139:4-11.)

Detective Martinez then proceeded to testify as to the contents of Co-Defendant's statement, reaching as far as the sixth paragraph of the statement, as reproduced above, without issue or objection. (*Id.* at 139:14-140:23.) When Detective Martinez got to that portion of Co-Defendant's statement that suggested that Defendant was handed a gun by a bouncer shortly before the shootout, the following exchange occurred:

[MR. HOUCK:] Did he say anything occurred as he was leaving the club with his wife?

[DET. MARTINEZ:] Well, after he made a statement, he was again advised that we were trying to figure out what happened, we needed to know everything he saw.

He did state that, on his way out, one of the bouncers had come out of a back room and show *Rene Figueroa*—

[MR. HOUCK:] That wasn't—that wasn't—

[DET. MARTINEZ:] I apologize.

[THE COURT:] Disregard that statement, ladies and gentlemen.

[MR. McMAHON:] Judge, I want—I reserve.

[THE COURT:] Go ahead.

[MR. HOUCK:] Let's back up. *You said a bouncer brought a gun out of the back room, right?*

[THE COURT:] Well, at this point, Mr. Houck, I prefer that you not question about this area.<sup>[12]</sup>

[MR. HOUCK:] That's all right.

(*I.d.* at 140:24-141:21 (emphasis added).) Detective Martinez then testified as to the remaining “non-gun” portion of Co-Defendant’s statement, paragraphs eight and nine as reproduced above, thereby entering those portions of Co-Defendant’s statement into evidence.<sup>13</sup> (*Id.* at 141:22-142:15.)

In his Concise Statement, Defendant argues that this series of events during Detective Martinez’ testimony resulted in the “introduc[tion of] extraordinarily prejudicial hearsay testimony regarding the possession of a gun and a gun being handed to [Defendant] prior to the deadly incident” and that “[t]his testimony was clearly inadmissible and prejudicial to the intent of [Defendant].” (Concise Statement at 1.)

As noted above, in an Opinion and Order filed on February 17, 2014, the Court denied Co-Defendant’s motion to suppress the statement he gave to Detective Martinez. Accordingly, leading up to Detective Martinez’ testimony, Co-Defendant’s statement was admissible,<sup>14</sup> as a matter of law, the only caveat being compliance with *Bruton v. United States*, 391 U.S. 123 (1968) and its progeny, since the statement of Co-Defendant was incriminating to Defendant, on its face.

In *Bruton*, the United States Supreme Court held that the admission into evidence of an extrajudicial statement of confes-

---

<sup>12</sup> The Court knew that Co-Defendant’s statement, from there, suggested that a bouncer gave a gun to Defendant right before Defendant left the Puerto Rican Club and the killing of Yolanda Morales occurred. Knowing that Detective Martinez had just mistakenly referred to Defendant by name, the Court made a spontaneous decision to preclude the Commonwealth from using the remainder of the Co-Defendant’s statement about the gun, as it would have placed a gun in Defendant’s hand before he even left the club. (*See* N.T., 10/23/2014, at 146:9-18 (although the Court said “struck,” the evidence had actually been “precluded,” as its introduction was prohibited by the Court).)

<sup>13</sup> Defendant did not object to that portion of Co-Defendant’s statement being read into evidence.

<sup>14</sup> (*See* N.T., 10/31/2014, at 14:18-15:22 (illustrating the Prosecutor’s confusion regarding legal concepts distinguishing pretrial *admissibility* of Co-Defendant’s statement and its subsequent *admission* into the trial record or its *preclusion* from being admitted into the trial record).)

sion by non-testifying co-defendant A inculcating co-defendant B in the crime, violated co-defendant B's right of cross-examination under the Confrontation Clause of the Sixth Amendment. In other words, as the High Court stated subsequently in *Richardson v. Marsh*, 481 U.S. 200, 206, 107 S.Ct. 1702, 95 L.Ed.2d 176 (1987), 'where two defendants are tried jointly, the pretrial confession of one cannot be admitted against the other unless the confessing defendant takes the stand.' In reaching this holding, the High Court reasoned that, even if the jurors were instructed to the contrary, there remained a substantial risk that they would look to co-defendant A's incriminating extrajudicial statement in assessing co-defendant B's guilt. *Bruton*, supra at 126, 128–29, 88 S.Ct. 1620; see *id.* at 135, 88 S.Ct. 1620 ('[T]here are some contexts in which the risk that the jury will not, or cannot, follow instructions is so great, and the consequences of failure so vital to the defendant, that the practical and human limitations of the jury system cannot be ignored.').; see *id.* at 137, 88 S.Ct. 1620 ('[I]n the context of a joint trial we cannot accept limiting instructions as an adequate substitute for [a co-defendant's] constitutional right of cross-examination.'). Thus, in *Bruton*, the High Court created a narrow exception to the general legal principle that the jury is presumed to follow the court's instructions. *Id.* at 135–37, 88 S.Ct. 1620; *Richardson*, supra at 206–07, 107 S.Ct. 1702.

In *Richardson*, supra at 202, 107 S.Ct. 1702 the High Court considered whether *Bruton*'s holding applies when co-defendant A's confession was redacted to omit any reference to co-defendant B, but co-defendant B was 'nonetheless linked to the confession by evidence properly admitted against him at trial.' In answering this question in the negative, the *Richardson* Court distinguished between a confession that was incriminating *on its face* to co-defendant B (which was clearly subject to *Bruton*'s rule) and a confession that was incriminating to co-defendant B *only by inference* from evidence subsequently introduced at trial. The *Richardson* Court held that the latter was not subject to *Bruton*'s rule. *Id.* at 208, 107 S.Ct. 1702. Thus, the High Court in *Richardson* limited *Bruton*'s holding to statements of confession by co-defendant A that were facially incriminating to co-defendant B, exempting from *Bruton*'s control those statements that were incriminating to co-defendant B only after connection with or linkage to other evidence admitted at trial. *Richardson*, supra at 208–09, 107 S.Ct. 1702; see *Gray v. Maryland*, 523 U.S. 185, 191, 195, 118

S.Ct. 1151, 140 L.Ed.2d 294 (1998); *see also*, Commonwealth v. Cannon, 610 Pa. 494, 22 A.3d 210, 219 (2011) (applying Richardson); Commonwealth v. Brown, 592 Pa. 376, 925 A.2d 147, 157 (2007) (noting this Court's approval of the redaction practices permitted under Richardson).

*Commonwealth v. Roney*, 622 Pa. 1, 49-50, 79 A.3d 595, 623-24 (2013).

When Detective Martinez used Defendant's name while testifying as to Co-Defendant's statement, *Bruton* was clearly violated. However, Defendant's first issue does not entitle him to relief for the following reasons. First, Defendant did not object or move for a mistrial in response to the *Bruton* violation. (*See* N.T., 10/23/2014, at 141:1-147:2.) Thus, he has not preserved the issue for appellate review. *See* Pa. R.A.P. 302(a) ("Issues not raised in the lower court are waived and cannot be raised for the first time on appeal.")

Even if Defendant had preserved his first issue, the issue is without merit. Immediately after the *Bruton* violation occurred and before any additional testimony was offered, the Court ordered the jury to "[d]isregard that statement," by which it meant that Detective Martinez' testimony that Co-Defendant "did state that, on his way out, one of the bouncers had come out of a back room and [had] show[n] Rene Figueroa—" was stricken from the record and was not to be part of the jury's consideration of the case. (N.T., 10/23/2014, at 141:5-7.) The jury had previously been instructed by the Court as follows: "Sometimes I may order evidence stricken from the record after you hear it [and] [w]henever I ... order evidence stricken from the record, *you must completely disregard that evidence when deciding the case.*" (N.T., 10/8/2014, at 13:25-14:5 (emphasis added).)

Right after the *Bruton* violation, the Court's striking of the testimony, and the Court's cautionary instruction, the Prosecutor attempted to continue the questioning about Co-Defendant's statement about the gun being shown to Defendant by asking the question, "Let's back up, you said a bouncer brought a gun out of the back room, right?" The Court once again immediately stepped in and precluded the line of questioning, stating, "I prefer that you not question about this area." (*Id.* at 141:16-20.) Despite the subsequent contention of the Prosecutor that he had not understood that the Court had precluded Detective Martinez from testifying as to the gun statement, (*see* N.T., 10/30/2014, at 273:1-12, 19-21), the significance of the Court's action was clarified by the following discussion with counsel regarding whether the Prosecutor would later be permitted to question Detective Martinez about whether surveillance video footage showed a bouncer handling a gun.<sup>15</sup>

<sup>15</sup> In the case against Co-Defendant, the Commonwealth apparently wanted to introduce Co-Defendant's gun statement to discredit him by pointing out that nowhere on the video did a bouncer show a gun to anyone. In other words, the Commonwealth wanted to suggest that Co-Defendant lied to police.

THE COURT: What's he going to say?

MR. HOUCK: That there was no bouncer that gave a gun to anybody else.

MR. McMAHON: Or showed a gun to anybody else.

MR. HOUCK: Or showed a gun to anybody else, that's correct. That's what he is going to say.

MR. McMAHON: Well, he can put that testimony on. Maybe it was outside the video. It could have been. The video doesn't cover every inch of the place.

...

MR. HOUCK: You don't want me to bring up the fact that there was no gun?

THE COURT: I don't think you should because I struck that testimony, didn't I?<sup>16</sup>

MR. HOUCK: All right. I'll leave it out, then.

(N.T., 10/23/2014, at 145:20-146:14.) Even if the Court did not explicitly preclude the testimony, there was no need to, as the Prosecutor, apparently realizing that it could prompt a mistrial because of the earlier *Bruton* violation, agreed to forego putting that part of Co-Defendant's statement into the record. This exchange illustrates that the Prosecutor was fully informed that Co-Defendant's statement to Detective Martinez that a bouncer had shown a gun to Defendant immediately prior to the shooting had *never* been placed into the record before the jury.

Moreover, the Prosecutor's question that included the statement, "[y]ou said a bouncer brought a gun out of the back room, right," did not reintroduce into evidence the stricken and/or precluded testimony; nor did it enter into evidence the reference to the gun because "[i]t is well settled in the law that attorneys' statements or questions at trial are not evidence." *Commonwealth v. Freeman*, 573 Pa. 532, 578, 827 A.2d 385, 413 (2003). In fact, the jury was clearly instructed in this regard in the Court's preliminary instruction. (See N.T., 10/8/2014, at 13:3-9 ("The questions that counsel put to the witnesses are not evidence. The same is true of any questions that I might ask. You should not guess that a fact is true just because one of the attorneys or I ask a question about it. It is the witness's answers that provide the evidence.")).) Additionally, even if the Court were to assume, contrary to the plain language of Defendant's Concise Statement, that Defendant's first matter complained of is based upon prosecutorial misconduct stemming from the Prosecutor's asking of that question,

even if th[e] question was unfairly prejudicial ... the ... [C]ourt immediately [intervened], and it was never answered. Given that the question was not answered, and the [C]ourt instructed

<sup>16</sup> As noted above, the Court inartfully used the term "struck" but meant "precluded."

the jury that questions posed by counsel are not themselves evidence, ... the question at issue did not amount to prosecutorial misconduct warranting reversal.

*Commonwealth v. Baez*, 554 Pa. 66, 108-109, 720 A.2d 711, 732 (1998).

Finally, and most clearly, Defendant's argument that Detective Martinez' testimony prejudiced him before the jury has no merit because the Court, in its final instructions to the jury and in response to the Commonwealth's improper closing argument discussed *infra*,<sup>17</sup> ultimately struck from the record and removed from the jury's consideration any and all evidence of Co-Defendant's statements to police, thereby removing all doubt as to whether any part of Detective Martinez' testimony regarding Co-Defendant's statement was part of the evidentiary record that the jury was permitted to consider. (*See* N.T., 10/31/2014, at 47:16-48:8.) "[A] jury is presumed to follow a trial court's instructions." *Commonwealth v. Reid*, 99 A.3d 470, 501 (Pa. 2014). Thus, as it is clear that the complained-of testimony was not part of the evidentiary record that the jury considered in reaching its verdict, Defendant's argument that the same testimony constituted inadmissible, prejudicial hearsay is without merit.

Ironically, while the absence from the evidentiary record of that portion of Co-Defendant's statement regarding a gun being shown to Defendant by a bouncer is dispositive of Defendant's first issue, it is precisely the opposite with regard to what the Court views as Defendant's second issue, namely, whether a mistrial was warranted when the Prosecutor discussed the same portion of Co-Defendant's statement to police in his closing argument, the relevant part of which was delivered as follows:

[Co-defendant] went on to say—he wasn't done with his statement. He went on to say when he was leaving the club with his wife, one of the bouncers brought a gun out from the back room and showed it to the guy. [Co-Defendant] when asked, he said I don't know, it was one of the bouncers. When asked which room in the back he was referring to, he responded the bathroom. When asked what happened to the gun, he said I don't know, we left and he stayed behind talking to the bouncer.

(N.T., 10/30/2014, at 263:3-13.)<sup>18</sup>

<sup>17</sup> The Prosecutor's closing argument is the subject of what the Court believes to be Defendant's second issue complained of on appeal.

<sup>18</sup> Prior to reading Co-Defendant's statement to police to the jury during his closing, the Prosecutor went to counsel table and picked up a document that appeared to the Court to be Detective Martinez' police report. (*See* N.T., 10/31/2014, at 3:7-4:7.) Because the Prosecutor was not allowed to use this portion of Co-Defendant's statement to discredit Co-Defendant by showing that the video did not portray a bouncer showing a gun to Defendant, the Court can only assume that the Prosecutor intended to use the statement against Defendant in his closing to imply that a bouncer had given Defendant a gun prior to Defendant leaving the Puerto Rican Club, which would have bolstered the Commonwealth's argument that Defendant left the club with the intent to kill.



Defendant moved for a mistrial following the Commonwealth's closing argument. However, his request for a mistrial was properly denied by the Court. As discussed above, that portion of Co-Defendant's statement to police regarding a gun being shown to Defendant by a bouncer prior to the shooting was not part of the evidentiary record when the Commonwealth closed to the jury; yet the Prosecutor discussed that portion of the statement in his closing argument, in contravention of the principle that "a closing argument must be based upon evidence in the record or reasonable inferences therefrom." *Commonwealth v. Culver*, 51 A.3d 866, 878 (Pa. Super. 2012). Thus, it is clear that the Prosecutor argued improperly and committed prosecutorial misconduct.<sup>19</sup> *Id.* However, a mistrial was not warranted in this case because any prejudice to Defendant was cured, and any error arising from the Commonwealth's closing argument was harmless.

"When an event prejudicial to the defendant occurs during trial ... the defendant may move for a mistrial." Pa. R.Crim.P. 605(B).

A motion for mistrial is a matter addressed to the discretion of the court. ... A trial court need only grant a mistrial where the alleged prejudicial event may reasonably be said to deprive the defendant of a fair and impartial trial. ... A mistrial is not necessary where cautionary instructions are adequate to overcome any possible prejudice.

*Commonwealth v. Fetter*, 770 A.2d 762, 768 (Pa. Super. 2001) (citations omitted).

The review of a trial court's denial of a motion for a mistrial is limited to determining whether the trial court abused its discretion. *See Commonwealth v. Simpson*, 562 Pa. 255, 754 A.2d 1264, 1272 (2000). 'An abuse of discretion is not merely an error of judgment, but if in reaching a conclusion

---

<sup>19</sup> In *Commonwealth v. Sampson*, 900 A.2d 887, 890 (Pa. Super. 2006) (citations omitted), the Superior Court stated the following:

In defining what constitutes impermissible conduct during closing argument, Pennsylvania follows Section 5.8 of the American Bar Association (ABA) Standards. Section 5.8 provides:

Argument to the jury.

(a) The prosecutor may argue all reasonable inferences from evidence in the record. It is unprofessional conduct for the prosecutor intentionally to misstate the evidence or mislead the jury as to the inferences it may draw.

(b) It is unprofessional conduct for the prosecutor to express his personal belief or opinion as to the truth or falsity of any testimony or evidence or the guilt of the defendant.

(c) The prosecutor should not use arguments calculated to inflame the passions or prejudices of the jury.

(d) The prosecutor should refrain from argument which would divert the jury from its duty to decide the case on the evidence, by injecting issues broader than the guilt or innocence of the accused under the controlling law, or by making predictions of the consequences of the jury's verdict.

the law is overridden or misapplied, or the judgment exercised is manifestly unreasonable, or the result of partiality, prejudice, bias or ill-will ... discretion is abused.’ *Christianson v. Ely*, 575 Pa. 647, 838 A.2d 630, 634 (2003) (internal quotations omitted). A trial court may grant a mistrial only ‘where the incident upon which the motion is based is of such a nature that its unavoidable effect is to deprive the defendant of a fair trial by preventing the jury from weighing and rendering a true verdict.’ *Simpson*, at 1272.

*Commonwealth v. Wright*, 599 Pa. 270, 310, 961 A.2d 119, 142 (2008).

In considering a claim of prosecutorial misconduct, [the] inquiry is centered on whether the defendant was deprived of a fair trial, not deprived of a perfect one. Thus, a prosecutor’s remarks do not constitute reversible error unless their unavoidable effect ... [was] to prejudice the jury, forming in their minds fixed bias and hostility toward the defendant so that they could not weigh the evidence objectively and render a true verdict. Further, the allegedly improper remarks must be viewed in the context of the closing argument as a whole.

*Commonwealth v. Luster*, 71 A.3d 1029, 1048 (Pa. Super. 2013), *appeal denied*, 623 Pa. 761, 83 A.3d 414 (2013) (quoting *Commonwealth v. Smith*, 604 Pa. 126, 985 A.2d 886, 907 (2009) (citations omitted)).

In this case, the isolated commentary in the Commonwealth’s closing argument on a matter outside the evidentiary record did not prejudice the jury or form in their minds a fixed bias or hostility towards Defendant such that they could not objectively weigh the evidence and render a true and fair verdict. First, the Court clearly instructed the jury, both in its instructions at the beginning of the case and prior to closing arguments, that the arguments made by counsel are not evidence. (*See* N.T., 10/8/2014, at 12:22-13:2; N.T., 10/30/2014, at 4:2-24.) Second, the Court took swift, deliberate, and forceful action in response to the Commonwealth’s improper argument when it instructed the jury, in its final instructions, that

[t]he Commonwealth introduced evidence in this case of a statement that it claims [Co-Defendant] gave to the police, and at the time that evidence was offered I told you that the statement could only be used in the case against [Co-Defendant] and not in the case against [Defendant]. Based upon certain arguments about [Co-Defendant’s] statement that the Commonwealth made during the closing argument, I have now ruled as a matter of law that you may not ... consider any portion of [Co-Defendant’s] statement, as I have stricken it from the record. Therefore, you may not consider any portion of [Co-Defendant’s] statement to the police in any way or for any purpose in your deliberations in either case against either defendant.

(N.T., 10/31/2014, at 47:16-48:8.) In delivering this instruction, the Court removed any prejudice that arose from the Commonwealth’s improper

closing argument by cautioning the jury and highlighting the Prosecutor's improper argument as the reason for the Court's curative action. By completely severing Co-Defendant's statement to police from the rest of the evidentiary record, the Court made it less likely that the jury would consider the portions of the statement, that *were* properly in evidence, in a tainted and improper manner because of the *Bruton* violation that was compounded by the improper closing argument. Instead, the Court's instruction mandated that the jury skip over Co-Defendant's statement entirely, including the *Bruton* violation and the improper mention of the statement in the Commonwealth's closing argument, in its deliberations. The Court is confident that the jury did just that because, as stated above, "[a] jury is presumed to follow a trial court's instructions." *Reid*, supra. Lastly, in the event that, notwithstanding the full range of curative and cautionary instructions delivered by the Court, the Commonwealth's closing argument produced some level of error that clung to the jury and followed it into the deliberation room, any such error was harmless in light of the fact that Defendant's counsel conceded moments earlier, in his own closing argument, that Defendant handled and fired a gun during the incident,<sup>20</sup> the *de minimis* nature of any prejudice created, and the overwhelming independent evidence of Defendant's guilt. See *Commonwealth v. Molina*, 104 A.3d 430, 453-54 (Pa. 2014).

---

<sup>20</sup> (N.T., 10/30/2014, at 84:6-85:22.)



---

---

## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 25, 2016**