

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA April 14, 2016

NO. 15

Nancy Van Horn, Plaintiff v. Appleby Systems, Inc., Defendant

**Commonwealth of Pennsylvania v. Steven Lee Tomino a/k/a
Steven Bright, Defendant**

CONTENTS

Bar News	3	Legal Notices	11
Certificate of Authority Notice	10	Notice of Incorporation	10
Estate and Trust Notices	4	Notice of Nonprofit Incorporation	10
Firm Announcement	53	Sheriff's Sales	12

INSERT: Blue: 1. 2016 Calendar

2. Quarterly Association Meeting
3. Happy Hour
4. Charlotte Knights vs. Lehigh Valley Iron Pigs

Cream: 1. "On Your Feet!"

2. "A View from the Orphans' Court"
3. BarBuddies
4. "Important New Developments in Personal Injury Law"

Goldenrod: 1. PA CLE Requirements

2. Swearing-In Ceremony for U.S. Court of Appeals
3. "Residential Real Estate Transactions for Non Real Estate Lawyers"

NOTICE TO THE BAR...

Register Now

Federal Courts Ceremonial Admissions – May 5

Quarterly Association Meeting and Malpractice Avoidance Seminar – May 19

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2016 BAR ASSOCIATION OFFICERS**

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Heather Rizzotto-Stefanik Legal Journal
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Deborah J. FlanaganAttorney Referral

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

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Edward P. Shaughnessy, Esquire
Editor

IN MEMORIAM
Samuel A. Litzenberger, Esquire

Admitted to Northampton County Bar: August 1999 • Died: Friday, April 1, 2016
Services were held on April 6, 2016
Memorial contributions may be sent to a charity of one's choosing.

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.

The only reason some people get lost in thought is because it is unfamiliar territory. ~ Paul Fix

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**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

SECOND PUBLICATION

BEAL, MARGUERITE E., dec'd.

Late of the Township of Plainfield,
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 Washing-
ton, 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 Meiseheid,
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

THIRD PUBLICATION**BARTOLACCI, MARGARET a/k/a
MARGARET M. BARTOLACCI**,
dec'd.

Late of Palmer Township,
Northampton County, PA

Executor: James A. Bartolacci
c/o Judith A. Harris, Esquire,
Norris, McLaughlin & Marcus,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

Attorneys: Judith A. Harris,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 West Hamilton
Street, Suite 502, Allentown, PA
18101

BELVIN, DORIS C., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Gregg W. Belvin c/o
James Pfeiffer, Esquire, Pfeiffer,
Bruno, Minotti & DeEsch, P.C.,
P.O. Box 468, Easton, PA 18044-
0468

Attorneys: James Pfeiffer,
Esquire, Pfeiffer, Bruno, Minotti
& DeEsch, P.C., P.O. Box 468,
Easton, PA 18044-0468

BENZONI, ELLA S., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Ellen B. Wallace,
3801 Rancee Street, Easton, PA
18045

Attorney: Stephen H. Palmer,
Esquire, 5 Great Valley Parkway,
Ste. 234, Malvern, PA 19355

BODAK, MICHAEL, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Joan Vargo c/o
Michael A. Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

Attorney: Michael A. Santanasto,
Esquire, 210 E. Broad Street,
Bethlehem, PA 18018

BONN, JAMES D., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Christine C. Nocera
c/o Kevin R. Grebas, Esquire,
Colbert & Grebas, PC, 210
Montage Mountain Road, Suite
A, Moosic, PA 18507

Attorneys: Kevin R. Grebas,
Esquire, Colbert & Grebas, PC,
210 Montage Mountain Road,
Suite A, Moosic, PA 18507

CURRY, RICHARD J., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Maureen E. Valente
c/o Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

ENGMARK, ANDREA M. a/k/a ANDREA MARIE ENGMARK, dec'd.

Late of Hellertown Borough, Northampton County, PA
Executrix: Debra Ann Raio c/o John B. Kalinkos, Esquire, Kalinkos Law Offices, P.O. Box 611, Quakertown, PA 18951
Attorney: John B. Kalinkos, Esquire, Kalinkos Law Offices, P.O. Box 611, Quakertown, PA 18951

FRABLE, HAROLD A. a/k/a HAROLD FRABLE, dec'd.

Late of Bethlehem Twp., Northampton County, PA
Executors: Lester L. Frable, 2024 Westgate Drive, Apt. C2, Bethlehem, PA 18017 and Gloria Conklin, 1103 Elm Street, Bethlehem, PA 18018
Attorney: William S. Ravenell, Esquire, 166 Allendale Road, King of Prussia, PA 19406

HALDEMAN, ESTHER M. a/k/a ESTHER MARY HALDEMAN, dec'd.

Late of Bethlehem Twp., Northampton County, PA
Executrix: Sylvia Sue Bergman c/o Alan G. Wandalowski, Esquire, Anthiel Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

Attorneys: Alan G. Wandalowski, Esquire, Anthiel Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

HOFFNER, MARIAN E. a/k/a MARIAN ELIZABETH HOFFNER, dec'd.

Late of East Allen Township, Northampton County, PA
Executrix: Pamela Ann Hoffner, 5046 Hillside Road, Northampton, PA 18067

Attorney: Robert M. Maskrey, Jr., Esquire, 27 North Sixth Street, Stroudsburg, PA 18360

KALEYCIK, THOMAS, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executors: Thomas and Richard Kaleyck c/o Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

Attorney: Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

KANTOR, MARGARET AGNES a/k/a MARGARET A. KANTOR, dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Francis J. L. Kantor 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

LEE, DOROTHY a/k/a DOROTHY H. LEE, dec'd.

Late of the Township of Forks, Northampton County, PA
Administrator: Kenneth J. Lee a/k/a Kenneth James Lee c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West

Lafayette Street, Suite 100,
Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr.,
Esquire, Fox, Oldt & Brown, 940
West Lafayette Street, Suite 100,
Easton, PA 18042-1412

LEE, EDWARD C., dec'd.

Late of the Township of Forks,
Northampton County, PA

Administrator: Kenneth J. Lee
a/k/a Kenneth James Lee c/o
Robert C. Brown, Jr., Esquire,
Fox, Oldt & Brown, 940 West
Lafayette Street, Suite 100,
Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr.,
Esquire, Fox, Oldt & Brown, 940
West Lafayette Street, Suite 100,
Easton, PA 18042-1412

ORWIG, GLORIA M., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Co-Executors: Darlene A. Klotz,
1 S. Farview Street, Nazareth, PA
18064, Raymond W. Orwig, 480
Jacobsburg Road, Nazareth, PA
18064 and Bruce D. Orwig, 260
Beil Avenue, Nazareth, PA 18064

Attorneys: James Pfeiffer,
Esquire, Pfeiffer, Bruno, Minotti
& DeEsch, P.C., P.O. Box 468,
Easton, PA 18044-0468 and
Michael C. Deschler, Esquire,
Littner, Deschler & Littner, 512
North New Street, P.O. Box 1407,
Bethlehem, PA 18016-1407

**RACCIATO, ANN a/k/a ANN V.
RACCIATO,** dec'd.

Late of Pen Argyl, Northampton
County, PA

Executor: Peter J. Racciato c/o
Ralph A. Matergia, Esquire,
Matergia and Dunn, 919 Main
Street, Stroudsburg, PA 18360
Attorneys: Ralph A. Matergia,
Esquire, Matergia and Dunn,

919 Main Street, Stroudsburg,
PA 18360

REESE, ALBERT, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Anne Reese c/o
Michael A. Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

Attorney: Michael A. Santanasto,
Esquire, 210 E. Broad Street,
Bethlehem, PA 18018

SAYLOR, RICHARD A., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Shirley Maslowski c/o
Barbara R. Renkert, Esquire,
2120 Northampton Street,
Easton, PA 18042

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

SHUMAN, DOROTHEA M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Roger E. Bartholomew,
323 Courtdale Avenue,
Courtdale, PA 18704

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

**STAHLER, LEROY C. a/k/a
LEROY C. STAHLER, SR.,**
dec'd.

Late of Hellertown, Northampton
County, PA

Personal Representative: Alice K.
Hontz c/o Paul S. Frank,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

Attorneys: Paul S. Frank,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

**STAPKINSKI, STELLA H. a/k/a
STELLA H. STAPINSKI a/k/a
STELLA STAPINSKI**, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: David J. Stapinski 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

STIRNER, KARL, dec'd.

Late of the City of Easton,
Northampton County, PA

Executrix: Noelle Stirner 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

THIERFELDER, VIRGINIA E.,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Anne L. Thierfelder
c/o Noonan & Prokup, 526
Walnut St., Allentown, PA 18101
Attorneys: Noonan & Prokup,
526 Walnut St., Allentown, PA
18101

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State of
the Commonwealth of Pennsylvania,
at Harrisburg, Pennsylvania, on
March 14, 2016, for the purpose of
incorporating the following Business
Corporation:

The name of the corporation is:
DIRTY TRUCK GEAR, INC.

The corporation has been incor-
porated under the provisions of the
Business Corporation Law of 1988.

JOHN F. GROSS, ESQUIRE
GROSS MCGINLEY, LLP

33 S. 7th Street
P.O. Box 4060
Allentown, PA 18105-4060
(610) 820-5450

Apr. 14

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed in
the Department of State of the
Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania, on March
14, 2016, for the purpose of incorpo-
rating a nonprofit corporation under
the Pennsylvania Nonprofit Corpora-
tion Law of 1988.

The name of the corporation is:

BATH AREA**COUNCIL OF CHURCHES**

The purposes for which it has been
organized are: to receive and maintain
a fund or funds of real or personal
property, or both, and to use and
apply the whole or any part of the
income from these funds and the
principal of these funds exclusively
for charitable, religious, scientific,
literary, or educational purposes.

DANIEL G. SPENGLER, ESQUIRE
110 East Main Street
Bath, PA 18014

Apr. 14

**CERTIFICATE OF AUTHORITY
NOTICE**

NOTICE IS HEREBY GIVEN that
a Foreign Registration Statement was
filed with the Pennsylvania Depart-
ment of State Bureau of Corporations
and Charitable Organizations, at
Harrisburg, Pennsylvania, on
February 17, 2016 for a foreign corpo-
ration with a registered address in the

Commonwealth of Pennsylvania as follows: **G. C. Zarnas & Co., Inc. (A Public Works Servicing Company)**, 850 Jennings Street, Bethlehem, PA 18017.

This corporation is incorporated under the laws of New Jersey. The principal office is 850 Jennings Street, Bethlehem, Pennsylvania 18017. The corporation has qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

TIMOTHY J. DUCKWORTH,
ESQUIRE
MOSEBACH, FUNT,
DAYTON & DUCKWORTH, P.C.
P.O. Box 20770
Lehigh Valley, PA 18002-0770

Apr. 14

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW
PRUDENT CONSULTING
GROUP, INC.,**

Plaintiff

vs.

ZAKIR BHUIYA,
Defendant

NO.: C48CV2015-11398
NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing 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 any money claimed in the complaint or for any other claim or

relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Northampton County
Bar Association
P.O. Box 4733

Easton, PA 18043-4733
(610) 258-6333

CHARLES LAPUTKA, ESQUIRE
PA ID No.: 91984

DAVID C. BERGER, ESQUIRE
PA ID No.: 311285

ALBERT YACOB, ESQUIRE
PA ID No.: 207536

LAPUTKA LAW OFFICE, LLC
1344 W. Hamilton St.
Allentown, PA 18102
P: (610) 477-0155
F: (484) 350-3581

Apr. 14

**NORTHAMPTON COUNTY
COURT OF COMMON PLEAS**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Pingora Loan Servicing, LLC

Plaintiff

v.

Mark Konz, Known Surviving Heir
of Peter Konz, Madeline Konz,
Known Surviving Heir of Peter Konz,
Mike Konz, Known Surviving Heir of
Peter Konz and Unknown Surviving
Heirs of Peter Konz,

Defendants

NUMBER: C-48-CV-2016-2060

TO: Unknown Surviving Heirs of Peter Konz

Premises subject to foreclosure: 1862 Falcon Drive, Bethlehem, Pennsylvania 18017.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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Easton, PA 18043-4733
(610) 258-6333

McCABE, WEISBERG &
CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Apr. 14

**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
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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

**SHERIFF'S SALE OF
VALUABLE REAL ESTATE**

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 6, 2016, at ten o'clock a.m. in the

COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

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

No. 1

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

Location:

2440 Alder Street, Easton, PA 18042

Parcel ID:

M9NW1B 17 5 0837

Reputed Owners:

Theresa Roberts and William Roberts

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

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

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 2

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

Location:

334 Vine Street, Bethlehem, PA 18015

Parcel ID:

P6SE1A 15 22 0204

Reputed Owner:

Jose M. Hernandez

All that certain brick messuage and tenement and Lot or piece of ground situate and known as No. 334 Vine Street, in the City of Bethlehem, South Side, County of Northampton, Commonwealth of Pennsylvania.

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

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 3

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

Location:

1428 Spruce Street, Easton, PA 18042

Parcel ID:

L9SW2C 16 6 0310

Reputed Owner:

Anna Mae Arnold

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

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

Improvements:

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

Attorney:

Sarah K. McCaffery, Esquire

No. 5**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05833****Location:**

727 Williams Street, Pen Argyl, PA 18072

Parcel ID:

E8NE1C 1 11A 0625

Reputed Owners:

Karen Hines and John K. Hines

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

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

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 6**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00450****Location:**

824 South Cottonwood Road, Walnutport, PA 18088

Parcel ID:

H4 22 7L 0516

Reputed Owners:

Brian J. Kolonia and Stacie M. Kolonia

ALL THAT CERTAIN MESSAGE, TENEMENT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

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

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 7**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03433****Location:**

519 Dakotah Street, Bethlehem, PA 18015

Parcel ID:

P6SW2C 7 1E 0204

Reputed Owners:

Ramon L. Cruz and Griselle Cruz

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

Northampton County at Easton; Pennsylvania in Volume 1996-5, Page 385.

TITLE TO SAID PREMISES IS VESTED IN Ramon L. Cruz and Griselle Cruz, husband and wife, by Deed from Preston E. Penick, dated June 14, 2005, recorded June 30, 2005, in Book 2005-1, Page 243770.

Improvements:

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

Attorney:

Paul Cressman, Esquire

No. 8

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

Location:

3460 Church Road, Northampton, PA 18067

Parcel ID:

J4 29 4 0516

Reputed Owners:

Linda Vosburg and David W. Vosburg

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

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

Improvements:

Thereon being erected a ranch single style dwelling with aluminum

siding and shingle roof; detached two-car garage.

Attorney:

Matthew K. Fissel, Esquire

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08015**

Location:

1419 New Jersey Avenue, Hellertown, PA 18055

Parcel ID:

Q7 19 1C 0715

Reputed Owners:

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

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

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

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10932**

Location:

2472 Applebutter Road, Hellertown, PA 18055

Parcel ID:

P8 4 14A 0719

Reputed Owners:

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

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

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

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11227**

Location:

98 Juniper Road, Bangor, PA 18013

Parcel ID:

C10SE2 1 1A 0131

Reputed Owner:

Ronald T. Vanderpyle

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

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

Improvements:

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

Attorney:

David Neeren, Esquire

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04233**

Location:

361 Springfield Way, Easton, PA 18045

Parcel ID:

M8 5 1A-34P 0324

Reputed Owner:

Neville Stone

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

Pennsylvania, in Map Book Volume 2003-5, page 413.

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

Improvements:

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

Attorney:

M. Troy Freedman, Esquire

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06487**

Location:

1832 Washington Avenue,
Northampton, PA 18067

Parcel ID:

L4SW4B 12 8 0522

Reputed Owner:

Timothy M. Compton

All that certain message 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 messuage, 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 NORTHAMPTON AND STATE OF PENNSYLVANIA.

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

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 52

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

Location:

2740 Knollwood Way, Easton, PA 18040

Parcel ID:

K9 33A 9 0311

Reputed Owner:

Guy C. Peifer

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

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

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

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 53

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

Location:

1072 Easton Road, Hellertown, PA 18055

Parcel ID:

Q7SW2B 2 1 0715

Reputed Owners:

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

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

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

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 54
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05864

Location:

127 Lower Way Road, Easton, PA
 18045

Parcel ID:

K8 15 2-92 0324

Reputed Owners:

Willie Cotton and Kezia Eley

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

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

Improvements:

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

Attorney:

Christine L. Graham, Esquire

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11338

Location:

426 West Berwick Street, Easton,
 PA 18042

Parcel ID:

L9SE4C 27 22 0310

Reputed Owner:

Ivette J. Gonzalez

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

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

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

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10453

Location:

1411 Lehigh Street, Easton, PA
 18042

Parcel ID:

L9SW2C 17 15 0310

Reputed Owner:

Donald A. Nichol, Jr.

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

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

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

Improvements:

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

Attorney:

Michael E. Carleton, Esquire

No. 57

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

Location:

286 West Kleinhans Street,
Easton, PA 18042

Parcel ID:

L9SE3D 22 17 0310

Reputed Owners:

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

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

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

**THE LAW FIRM OF
DRAKE, HILEMAN & DAVIS, P.C.**

Proudly announces that
Jeremy D. Puglia, Esquire
has become a shareholder in the firm.



In 2008, Jeremy joined the civil litigation team at Drake, Hileman & Davis. Since then he has continued to handle personal injury claims and other general civil litigation matters. We are thrilled to have Jeremy as a partner, and look forward to working with him for years to come.

jpuglia@dhdllaw.com

400 Northampton Street
Easton, PA 18042
(570) 421-8119
www.dhdllaw.com

Apr. 14

**NANCY VAN HORN, Plaintiff v. APPLEBY SYSTEMS, INC., Defendant
APPLEBY SYSTEMS, INC., Plaintiff v. NANCY VAN HORN, Defendant**

Breach of Contract—Damages—Uniform Trade Practices and Consumer Protection Law—Judgment on the Pleadings.

Following Defendant contractor's filing of a Mechanics' Lien Claim against the Plaintiff, she filed a separate action against Defendant contractor, setting forth claims for breach of contract and violation of the Uniform Trade Practices and Consumer Protection Law ("UTPCPL"). The cases were consolidated and Defendant filed a Motion for Judgment on the Pleadings.

As the basis for the motion, Defendant asserted that with respect to the contract claim, the pleadings established their right to the unpaid balance of the contract, leaving no issues of material fact for trial. Upon review of the pleadings, the Court found that issues of material fact remained as to Plaintiff's rescission of the contract or her right to rescind, and the damages to which the parties may be entitled. As such, the Court denied the motion with respect to that claim.

As to the UTPCPL claim, Defendant's motion was based on Plaintiff's alleged failure to plead any facts in support thereof. Upon review of the pleadings and the four statutory subsections upon which Plaintiff's claim was based, the Court found the averments of the Complaint sufficient to support only two of them. Accordingly, that portion of the motion was granted in part and denied in part.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—Nos. C-0048-CV-2015-0248, C-0048-CV-2014-9476.

ROBERT GLAZER, ESQUIRE, for Plaintiff.

EVAN C. PAPPAS, ESQUIRE, for Defendant.

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

ORDER

AND NOW, this 17th day of August 2015, Appleby Systems, Inc.'s Motion for Judgment on the Pleadings is hereby GRANTED IN PART and DENIED IN PART. Specifically, the motion is GRANTED with respect to Nancy Van Horn's claims under 73 P.S. § 201-2(4)(viii) and (ix) of the Unfair Trade Practices and Consumer Protection Law, but is otherwise DENIED, as set forth more fully in the following Statement of Reasons.

STATEMENT OF REASONS

This matter is presently before the Court on Defendant Appleby Systems, Inc.'s ("Defendant") Motion for Judgment on the pleadings at case docket C-0048-CV-2015-0248. This action is the second in time of two actions between the parties. On October 3, 2014, Appleby Systems, Inc., the Defendant herein, filed a Mechanics' Lien Claim against the within Plaintiff Nancy Van Horn. After the issuance of a rule to file a Complaint, Appleby Systems refiled on November 17, 2014, and on December 12, 2014, Van Horn responded with the filing of a New Matter and Coun-

terclaim. However, in recognition of the preclusion against counterclaims in Mechanics' Lien actions,¹ Van Horn withdrew the counterclaim by a praecipe filed December 23, 2014, and she instituted the instant action with the filing of a Complaint on January 9, 2015.

Therein, Van Horn alleges that she entered into a contract with Appleby Systems on or about November 22, 2013, pursuant to which Appleby Systems agreed to install a new bathroom at her residence, located at 1207 Chidsey Street in Easton, for a sum of Sixteen Thousand One Hundred Thirty-Three Dollars (\$16,133.00). Complaint, ¶¶1, 3. Van Horn's Complaint further alleges that Appleby Systems breached the contract by failing to perform their job in a workmanlike manner, and by further failing to secure the necessary permits. Complaint, ¶¶15, 16, 19. Additionally, she pleads that she paid a deposit of One Hundred Thirty Three Dollars (\$133.00) on the contract, but "due to the poor quality of the materials, inferior workmanship, and obvious inability of [Appleby Systems'] agents to rectify the problems and properly perform under the contract, [Van Horn] advised [Appleby Systems] that she wished them to perform no more work on her residence." Complaint, ¶13. On these averments, Plaintiff alleges a breach of contract claim pursuant to which she seeks to recover One Thousand Five Hundred Dollars (\$1,500.00) in damages to cover the expense of having the work completed and corrected by a third party. Additionally, Plaintiff sets forth a claim under Section 201-2, subsections (4)(v), (viii), (ix) and (xvi) of the Unfair Trade Practices and Consumer Protection Law.

Appleby Systems responded to the Complaint with the filing of an Answer, New Matter and Counterclaim on February 27, 2015, to which Van Horn replied on March 23, 2015. Thereafter, the actions were consolidated by an Order of the undersigned, and on May 6, 2015, Appleby Systems filed a motion for judgment on the pleadings and a brief in support thereof. Van Horn filed a responsive brief on July 27, 2015, and on July 28, 2015, the motion came before the undersigned for argument. It is now ready for disposition.

STANDARD OF LAW

The Rules of Civil Procedure provide in pertinent part that "[a]fter the relevant pleadings are closed, but within such time as not to unreasonably delay the trial, any party may move for judgment on the pleadings." Pa. R.C.P. 1034. In ruling on a motion for judgment on the pleadings, a court may only consider the contents of the pleadings themselves and any documents attached thereto, and must accept as true all well-pleaded facts contained therein. *Wachovia Bank, N.A. v. Ferretti*, 935 A.2d 565, 570 (Pa. Super. 2007) (citation omitted).

¹ "A set-off arising from the same transaction or occurrence upon which the claim is based may be pleaded as new matter. No counterclaim may be asserted." Pa. R.C.P. 1658.

Further, the court may consider only those facts which have been specifically admitted against the party making the motion. *Id.* (citation omitted). The grant of a motion for judgment on the pleadings is appropriate only where there is no dispute of facts between the parties, and it is clear to the court that the moving party is entitled to judgment as a matter of law. *Kosor v. Harleysville Mutual Insurance Company*, 407 Pa. Super. 68, 71, 595 A.2d 128, 129 (1991) (citations omitted).

DISCUSSION

As the basis of their motion with respect to Van Horn's breach of contract claim, Appleby Systems claims that the contractual relationship between the parties and the damages suffered by each has been established by the pleadings, rendering trial a fruitless exercise and entitling them to judgment as a matter of law in the amount of Eleven Thousand Five Hundred Thirty-One Dollars (\$11,531.00). In support thereof, Appleby Systems points to Van Horn's admission as to the existence and nature of the contract between the parties, that the amount of the contract was Sixteen Thousand One Hundred Thirty-Three Dollars (\$16,133.00) and that to date, she has only paid One Hundred Thirty-Three Dollars (\$133.00). Motion, ¶¶36-39. Thus, even accepting Van Horn's damages claim of One Thousand Five Hundred Dollars (\$1,500.00), Appleby Systems asserts their right to judgment in the amount of Eleven Thousand Five Hundred Thirty-One Dollars (\$11,531.00).

By way of opposition, Van Horn argues that Appleby Systems fails to appreciate that the One Thousand Five Hundred Dollars (\$1,500.00) she claims in damages is "over and above the \$0 owed to Appleby on the original contract due to the defective and inferior workmanship" and that "[t]he pleadings are replete with issues of fact related to the work performed by Appleby, and whether it had any value at all." Brief of Nancy Van Horn Contra Motion for Judgment on the Pleadings at 2-3.

On review of the pleadings, the Court concurs with Van Horn that there are issues of fact precluding the entry of judgment in favor of Appleby Systems. Critically, at Paragraph Thirty-Seven (37) of Appleby Systems' New Matter, they aver that "[t]he total amount of the work performed on the Property, inclusive of any change orders, modifications, or credits, is \$13,031.00"; an averment which Van Horn denies, referring back to her Complaint for further answer. Indeed, in her Complaint, Van Horn avers Appleby Systems' failure to perform under the contract and her rescission of the same before the work was completed. Complaint, ¶¶8-13. At the pleading stage, such averments are sufficient to raise an issue of fact as to Van Horn's right to rescind, the value of the contract, and the damages, if any, to which the parties are entitled. As such, Appleby Systems' motion for judgment on the pleadings with respect to Van Horn's breach of contract claim is hereby DENIED.

Finally, the Court must consider Appleby Systems' motion for judgment on the pleadings with respect to Van Horn's UTPCPL claim, which is premised on Van Horn's alleged failure to aver sufficient facts to support the cause of action. In the Complaint, Van Horn alleges Appleby Systems' violation of §§201-2(4)(v), (viii), (ix) and (xvi) of the statute. Subsection (4)(v) of the statute deems it a violation to "[r]epresent[] that goods or services have sponsorship, approval, characteristics, ingredients, uses, benefits or quantities that they do not have or that a person has a sponsorship, approval, status, affiliation or connection that he does not have." 73 P.S. §201-2(4)(v). Subsection (4)(viii) deems it a violation to "[d]isparag[e] the goods, services or business of another by false or misleading representation of fact." 73 P.S. §201-2(4)(viii). At subsection 4(ix), "[a]dvertising goods or services with intent not to sell them as advertised" is deemed a violation of the statute. 73 P.S. §201-2(4)(ix). Finally, at subsection (4)(xvi), it is deemed a violation of the statute to "mak[e] repairs, improvements or replacements on tangible, real or personal property, of a nature or quality inferior to or below the standard of that agreed to in writing." 73 P.S. §201-2(4)(xvi).

Upon examination of the pleadings, the Court agrees with Appleby Systems that Van Horn does not plead sufficient facts to support a cause of action under 73 P.S. §201-2(4)(viii) or (ix), as the Complaint is devoid of any averment with respect to advertising, or with respect to any disparagement of the goods, services or business of another. However, Van Horn does allege that Appleby Systems contracted with her to perform certain work and install certain items, which she further alleges, either were not installed, or were of a quality below that agreed to in writing. Complaint, ¶¶8-12.

In light of the foregoing, Appleby Systems' motion for judgment on the pleadings is GRANTED as to Van Horn's claims under §201-2(4)(viii) and (ix) of the UTPCPL, but it is DENIED as to her claims under §201-2(4)(v) and (xvi) of the statute.

**COMMONWEALTH of PENNSYLVANIA v.
STEVEN LEE TOMINO a/k/a STEVEN BRIGHT, Defendant**

Post-Sentence Motions—Judgment of Acquittal—Sufficiency of the Evidence—New Trial—Miranda v. Arizona—Knowing, Intelligent and Voluntary Waiver—Sentencing Authority—Rehabilitative Needs of Defendant.

Following sentencing in two cases involving two counts of Robbery—Threat of Immediate Serious Injury, two counts of Criminal Conspiracy to Commit Robbery—Threat of Immediate Serious Injury, one count of Theft by Unlawful Taking—Moveable Property, one count of Receiving Stolen Property, two counts of Unlawful Restraint—Involuntary Servitude, two counts of False Imprisonment, one count of Resisting Arrest, one count of Aggravated Assault, and one count of Fleeing or Attempting to Elude a Police Officer for an aggregate term of twenty-seven (27) to fifty-four (54) years in prison, Defendant filed post-sentence motions.

As a threshold to his motions, the Defendant argued that his statement to police should have been suppressed based on evidence that he was suffering from a head injury and under the influence of drugs at the time, and therefore unable to knowingly, intelligently and voluntarily waive his rights under *Miranda v. Arizona*. Correspondingly, he sought judgment of acquittal on certain charges on the basis that the evidence presented at trial was insufficient to sustain the charges. On review and consideration, the Court noted (1) the absence of any evidence to suggest that Defendant's ability to waive his *Miranda* rights was impaired in any way at the time of his statement to police, (2) Defendant's trial testimony consistent with his statement, and (3) the testimony of the officer who took his statement as to his willingness and clarity with respect to the same, and it found that the statement had been properly admitted.

The Court then considered the evidence presented at trial, and noting that that the jury was free to believe all, none or some of that evidence, the Court determined that the challenged verdicts were sufficiently supported and it denied the motion for judgment of acquittal.

The Defendant also presented a motion for a new trial based on the contention that certain verdicts were against the weight of the evidence. Having already determined the evidence sufficient to sustain the verdicts, the Court further found that the verdicts did not shock its conscience, and the motion for a new trial was denied.

Finally, Defendant made a motion for reconsideration and modification of his aggregate sentence on the grounds that it was excessive and failed to take into account his rehabilitative needs. However, upon review of the materials presented to the Court prior to and at the time of sentencing, the Court determined that its sentence was appropriate and amply supported by the record. Accordingly, the motion was denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—Nos. C-0048-CR-2115-2014, C-0048-CR-2931-2014.

MICHAEL THOMPSON, ESQUIRE, for the Commonwealth.

SUSAN HUTNIK, ESQUIRE, for the Defendant.

Order of the Court entered on August 24, 2015 by DALLY, J.

ORDER

AND NOW, this 24th day of August 2015, Defendant Steven Lee Tomino's Post Sentence Motions are hereby DENIED IN THEIR ENTIRETY, as set forth more fully in the attached Statement of Reasons.

STATEMENT OF REASONS

On January 7, 2015, following a trial presided over by the undersigned, a twelve-member jury found the Defendant, Steven Lee Tomino, guilty of two counts of Robbery—Threat of Immediate Serious Injury; two counts of Criminal Conspiracy to Commit Robbery—Threat of Immediate Serious Injury; one count of Theft by Unlawful Taking—Moveable Property; one count of Receiving Stolen Property; two counts of Unlawful Restraint—Involuntary Servitude; and two counts of False Imprisonment at 2931-2014, and single counts of Resisting Arrest, Aggravated Assault, and Fleeing or Attempting to Elude a Police Officer at 2115-2014.

Following the conviction, the Court ordered that the Defendant be subject to a presentence investigative report, a psychiatric evaluation, a psychological evaluation, and a drug and alcohol evaluation, which the Court received, reviewed and took into consideration in fashioning an appropriate sentence. The Defendant appeared for sentencing on March 23, 2015. The crimes of Receiving Stolen Property, Theft by Unlawful Taking and False Imprisonment were found to merge for purposes of sentencing at docket # 2931-2014, and the Defendant was sentenced on the remaining charges. At docket # 2115-2014, Defendant was sentenced on the charges of Resisting Arrest, Aggravated Assault, and Fleeing or Attempting to Elude a Police Officer. Collectively, the sentences on both cases amounted to an aggregate term of twenty-seven (27) years to fifty-four (54) years in a State Correctional Institution.

Defense counsel¹ filed post-sentence motions on April 2, 2015, and the Court scheduled a conference on the same for May 15, 2015. As a result of the conference, the trial transcript was ordered to be produced, and a briefing schedule was set. The transcript was filed on June 23, 2015, Defendant's brief was filed on July 27, 2015 and the Commonwealth's brief was received on August 22, 2015. The matter is now ready for disposition.

DISCUSSION

Defendant raises three issues in his post-sentence motion. The first is a motion for judgment of acquittal with respect to the Robbery charge at 2931-2014, and the Aggravated Assault charge at 2115-2014.² The second

¹ At the time of trial, Defendant was represented by Michael McGinley, Esquire of the Northampton County Public Defender's Office. By the time of sentencing, Attorney McGinley no longer worked for the Public Defender's Office, and Susan Hutnik, Esquire had assumed Defendant's representation.

² Defendant's brief is addressed to only the Robbery and Aggravated Assault charges, and the Court's opinion is written accordingly. However, to the extent that the motion was intended to address all charges against the Defendant (*see* Defendant's Post-Sentence Motion Pursuant to Pa. Rule of Criminal Procedure 720, ¶(6)), it remains DENIED. Specifically, Defendant's testimony as to how the robbery came about, and Mrs. Petry's testimony as to Defendant working in concert with Mr. Clark is sufficient to sustain Defendant's conspiracy

is a motion for a new trial on the basis that the jury's verdict was against the weight of the evidence. Finally, the Defendant seeks reconsideration and modification of his sentence, which he alleges was excessive and failed to take into account his rehabilitative needs.

As an apparent adjunct, or threshold to his motions for judgment of acquittal for a new trial, the Defendant challenges that validity of his *Miranda*³ waiver, and he contends that his statement to police should have been suppressed.⁴

In order to be valid, a defendant's waiver of his rights under *Miranda* must be knowing, intelligent and voluntary.

[I]n the suppression realm, the focus is upon police conduct and whether a knowing, intelligent, and voluntary waiver was effected based on a totality of the circumstances, which may include consideration of a defendant's mental age and condition, low IQ, limited education, and general condition. ... When a defendant alleges that his waiver or confession was involuntary, the question 'is not whether the defendant would have confessed without interrogation, but whether the interrogation was so manipulative or coercive that it deprived the defendant of his ability to make a free and unconstrained decision to confess.'

Commonwealth v. Sepulveda, 618 Pa. 262, 309-10, 55 A.3d 1108, 1136-37 (2012) (internal citation omitted).

convictions; the testimony set forth herein about the items taken by and recovered from the Defendant is sufficient to sustain his convictions for Theft and Receiving Stolen Property charges, and Mrs. Petry's testimony regarding Defendant binding her and her husband with tape, restricting them to their pantry, and threatening to come back and kill them if they called the police is sufficient to sustain Defendant's convictions for Unlawful Restraint and False Imprisonment. Further, Trooper Hayes' testimony, and Defendant's own testimony that he ran from and struggled with the Trooper in an attempt to elude apprehension is sufficient to sustain the charges of Resisting Arrest and Fleeing or Attempting to Elude a Police Officer.

³ Prior to subjecting a defendant to custodial interrogation, a law enforcement officer must administer certain warnings to a defendant, as dictated by *Miranda v. Arizona*, 384 U.S. 436 (1966). Specifically, the officer must apprise the detainee of their right to remain silent; that any statement the detainee makes may be used as evidence against them; that the detainee has a right to legal consultation and to have an attorney present during interrogation; and that if the detainee is indigent, an attorney will be appointed to represent him or her. *Id.* A detainee may waive these rights and make an uncounseled statement to police as the Defendant did in the instant case. However, such statement may only be used against a detainee if it is the product of a knowing, intelligent and voluntary waiver of the aforementioned rights. See generally, *Commonwealth v. O'Bryant*, 479 Pa. 534, 388 A.2d 1059 (1978).

⁴ Defendant filed pretrial motions on December 12, 2014, inclusive of a motion to suppress his statement to police. In support of that motion, the Defendant had alleged, as he does herein, that he was suffering from a head injury at the time of his statement, and that he was on medication that adversely affected his cognition. On January 6, 2015, the Court issued an Order and Statement of Reasons, which in pertinent part, denied the motion to suppress, based on the Court's finding that the record was "completely devoid of any evidence to show that [Defendant] was in fact on medication, that any medication he may have been on had any effect on his cognition, or that he suffered from any head injury which affected his cognition."

In the instant case, Defendant was taken to the hospital following his arrest. Officer Miller of the Washington Township Police Department testified that thereafter, he received a call from the State Police that the Defendant wanted to speak with him. N.T. Vol. I, 131:15-25. The officer testified that when he went to see the Defendant in the emergency ward at Easton Hospital, the Defendant was cooperative and “wanted to talk.” N.T. Vol. I, 132:8-10. The Officer further testified that the Defendant executed a written waiver of his *Miranda* rights, which was introduced as an exhibit at trial. N.T. Vol. I, 132:14-133:6.

Beginning at approximately 10:00 p.m., the Defendant gave an oral statement to the officer, setting forth his involvement in the robbery. N.T. Vol. I, 136:23-137:3. The officer testified that he then asked the Defendant to provide a written statement, and the Defendant “was more than willing to do so.” N.T. Vol. I, 133:7-23.

The officer described the Defendant as “fluent” and “speaking well” during the interview, and further noted that the Defendant provided his own written statement in “very clear” handwriting. N.T. Vol. I, 138:25-139:15. Finally, the officer testified that the Defendant did doze off at times during the interview. N.T. Vol. I, 138:18-19. The Officer would say the Defendant’s name when this occurred, and he “would immediately be re-alerted and continue writing the statement.” N.T. Vol. I, 138:20-21.

By his own trial testimony, the Defendant stated that although he had taken heroin earlier that day, he sustained certain physical injuries during his apprehension, and he believed he was suffering from a concussion at the time of his statement to police, he was not on any medication at the time of his statement, and he was able to give the officer a full and truthful written statement. N.T. Vol. II, 218:25-219:10; 221:1-5; 237:6-9; 253:18-23. Nevertheless, based on Officer Miller’s testimony that the Defendant periodically dozed off during the interview, which Defendant suggests was indicative of a head injury and his drug use on the day of the crimes, he asserts that his written statement should have been suppressed.

Although intoxication and physical condition are factors to be considered in determining the voluntariness of a statement, “the test is whether there was sufficient mental capacity for the defendant to know what he was saying and to have voluntarily intended to say it.” *Commonwealth v. DeWitt*, 271 Pa. Super. 156, 158, 412 A.2d 623, 624 (1979). While Defendant testified at trial to his subjective belief that he was suffering from a concussion⁵ at the time of his statement to police, he never presented any objective evidence in support of his suppression motion, or at trial to support this contention. In fact, no evidence was presented in support of the suppression motion or at the time of trial to lead one to the reasonable conclusion that the Defendant did not know what he was saying when he

⁵ N.T. Vol. II, 219:5-7.

gave his statement and/or that he did not intend to say it. Accordingly, the Court finds that the ruling on Defendant's suppression motion was proper, and that it was properly admitted into evidence at trial for the jury's consideration.

Moreover, even if there were sufficient evidence for the Court to come to the opposite conclusion, "[w]here [as here,⁶] an accused's trial testimony is substantially the same as a challenged pre-trial statement, the admission into evidence of an otherwise suppressible statement would, even if error, be harmless." *Id.* at 159, 412 A.2d at 624, citing *Commonwealth v. Hart*, 471 Pa. 271, 370 A.2d 298 (1977); *Commonwealth v. Saunders*, 459 Pa. 677, 331 A.2d 193 (1975). Accordingly, the Court moves to the substance of Defendant's motions, beginning with his motion for judgment of acquittal with respect to the charge of Robbery.

A motion for judgment of acquittal challenges the sufficiency of the evidence to sustain a conviction on a particular charge, and is granted only in cases in which the Commonwealth has failed to carry its burden regarding that charge.

The standard ... [to be applied] in reviewing the sufficiency of the evidence is whether viewing all the evidence admitted at trial in the light most favorable to the verdict winner, there is sufficient evidence to enable the fact-finder to find every element of the crime beyond a reasonable doubt. In applying the above test, we may not weigh the evidence and substitute our judgment for the fact-finder ...

[Further,] the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. *Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.* The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable doubt by means of wholly circumstantial evidence. Moreover, in applying the above test, the entire record must be evaluated and all evidence actually received must be considered. Finally, the trier of fact while passing upon the credibility of witnesses and the weight of the evidence produced, is free to believe all, part or none of the evidence.

Commonwealth v. Hutchinson, 947 A.2d 800, 805-806 (Pa. Super. 2008) (emphasis in original).

In the instant case, Defendant was convicted under subsection (a)(1)(ii) of the Robbery statute, providing that "(1) A person is guilty of robbery if,

⁶At trial, the Defendant testified that he gave a full written statement to the police on the day of the robbery, and that he was telling the truth when he gave the statement, and he was telling the truth on the stand. N.T. Vol. II, 221:1-7.

in the course of committing a theft, he ... threatens another with or intentionally puts him in fear of immediate serious bodily injury.” 18 Pa. C.S.A. §3701(a)(1)(ii). A theft is defined as the unlawful taking or exercise of control over the property of another with the intent to deprive him of it. 18 Pa. C.S.A. §3921.

While the Defendant contends that the evidence presented at trial was insufficient as a matter of law to sustain a conviction on the charge, the Commonwealth contends otherwise. Upon review of the trial testimony, the Court concurs with the Commonwealth.

At trial, one of the victims, Geraldine Petry, testified at length about the robbery. Specifically, she testified that Defendant appeared at her residence located at 8644 Delaware Drive on April 29, 2014, professing an interest in purchasing the property, which was for sale at the time. N.T. Vol. I, 45:20; 47:25-48:25. At that point, Defendant told her that he would like to have an electrical and plumbing worker who had accompanied him see the home as well, to which she agreed. N.T. Vol. I, 49:14-22. Mrs. Petry and her husband showed both men around the house, after which time, the men left. N.T. Vol. I, 50:5-53:8. Sometime later that evening, Mrs. Petry noticed that her husband’s wallet was missing. N.T. Vol. I, 55:10-15. She called the police, and Officer Scott Miller came to the house and made a report. N.T. Vol. I, 55:16-56:15.

The following day, April 20, 2014, Defendant and his co-defendant, who had posed as the electrical and plumbing worker the day prior, returned to the Petry’s residence. N.T. Vol. I, 58:8-10; 58:24. Upon seeing the Defendant approaching her home, Mrs. Petry immediately telephoned the police in an effort to get in touch with Officer Miller. N.T. Vol. I, 59:19-25. Officer Miller being unavailable, Mrs. Petry asked that he return her call. *Id.* at 59:23-25.

In the meantime, Mr. Petry had let Defendant into the house, and Defendant had stated that he was there to return Mr. Petry’s wallet, which he had said he had found outside. N.T. Vol. I, 60:15-19. Defendant then stated that he had also returned to take clearer pictures of the master bathroom for his wife to review. N.T. Vol. I, 63:11-13. Mrs. Petry excused herself once more, placed another call in an effort to reach Officer Miller, and being unable to reach him, she returned to escort Defendant to see the master bathroom again. N.T. Vol. I, 63:15-25; 64:22.

Afterward, Mrs. Petry escorted Defendant back to the foyer of her home, where she observed Mr. Clark, the co-defendant, in the house, wearing a pair of black gloves. N.T. Vol. I, 64:22-65:8. Mrs. Petry further testified that Mr. Clark then pulled out a gun, put it to Mr. Petry’s head, and ordered him to “open the safe.” N.T. Vol. I, 67:3-5. Defendant then put on a pair of gloves and ordered Mrs. Petry down the hall to the room containing the Petry’s safe. N.T. Vol. I, 67:13-22. Mrs. Petry attempted to open the safe for her assailants, but finding herself unable to do so, she eventually

gave the code to Defendant. N.T. Vol. I, 69:5-18. The Defendant opened the safe and removed a jewelry box, and then took Mrs. Petry's cellphone, which was lying nearby. N.T. Vol. I, 69:18-70:5.

Mrs. Petry further testified that Mr. Clark and Defendant then bound the Petrys with tape. N.T. Vol. I, 70:9-25. With respect to Defendant, Mrs. Petry specifically testified that he taped her hands, and retaped Mr. Petry's hands, which had already been bound by Mr. Clark. *Id.*

She then testified that the Defendant ordered the Petrys up and into the kitchen, where he took money and cards from Mrs. Petry's wallet, a telephone and a pair of earrings. N.T. Vol. I, 71:12-18. Defendant then directed the Petrys into their kitchen pantry. N.T. Vol. I, 74:18-75:75. Mrs. Petry then testified that Defendant stated to the Petrys that they had gotten a really good look at his face and that of Mr. Clark, but Mr. Clark, who was standing behind him at this time, said "you're a nice old couple. We're not going to hurt you." N.T. Vol. I, 75:6-8. Nevertheless, when asked whether she believed Mr. Clark, she testified that she believed that Defendant and Mr. Clark were going to "blow our brains out." N.T. Vol. I, 75:9-10. Notably, she also testified that Defendant had told the Petrys repeatedly at other points during the invasion that if they called the police, Defendant and Mr. Clark were "going to come back and ... kill you." N.T. Vol. I, 76:13-22.

After recounting the events of the robbery itself, Mrs. Petry identified several items of property taken during the robbery. Similarly, Officer Scott Miller of the Washington Township Police Department testified that certain stolen items were recovered from Defendant by the State Police when he was arrested, in particular a bank card belonging to Mrs. Petry, a cell phone, and a pair of her gold earrings. N.T. Vol. I, 72:18-73:19; 80:12-83:20; 84:20-85:3; 121:5-7; 135:11-15.

By contrast, the Defendant testified that he was "stunned" when his co-defendant appeared in the Petry's house with a gun, and that Mr. Clark ordered him into the room with the safe along with the Petrys. N.T. Vol. II, 209:2-3, 17-18. He gave no details about taking any items from the home, and he denied putting the Petrys in their pantry. N.T. Vol. II, 209:20-211:19; 214:25.

As the judges of the facts, the jury was free to reject or accept any of the evidence presented at trial. Taking as true the testimony of Mrs. Petry and Officer Miller, the evidence was clearly sufficient to sustain the robbery charge against Defendant. *See Commonwealth v. Holley*, 945 A.2d 241, 247 (Pa. Super. 2008); 18 Pa. C.S.A. §3701(a)(1)(ii). As such, Defendant's motion for judgment of acquittal on the charge of Robbery is hereby DENIED.

Defendant's second and final motion with respect to the Robbery charge is in the form of a motion for a new trial on the grounds that the verdict was against the weight of the evidence.

A claim alleging the verdict was against the weight of the evidence is addressed to the discretion of the trial court ... It is well settled that the [jury] is free to believe all, part, or none of the evidence and to determine the credibility of the witnesses, and a new trial based on a weight of the evidence claim is only warranted where the [jury's] verdict is so contrary to the evidence that it shocks one's sense of justice.

Commonwealth v. Tejada, 107 A.3d 788, 795-96 (Pa. Super. 2015) (citation and quotations omitted).

It is not enough to sustain a challenge to a verdict as against the weight of the evidence that one could arrive at a different conclusion on the same facts. *Commonwealth v. Sullivan*, 820 A.2d 795 (Pa. Super. 2003). Rather, the evidence must be so "tenuous, vague and uncertain" as to shock the conscience of the Court. *Id.* at 806. Stated another way, "the role of the trial court is to determine that notwithstanding all the evidence, certain facts are so clearly of greater weight that to ignore them, or to give them equal weight with all the facts, is to deny justice." *Commonwealth v. Landis*, 89 A.3d 694, 699 (Pa. Super. 2014) (citation omitted).

As discussed in the context of Defendant's motion for judgment of acquittal on the charge, there was sufficient evidence presented at trial to support the conviction. Upon consideration of the evidence presented at trial, the jury's guilty verdict on the robbery charge fails to shock the Court's conscience, and the motion for a new trial is DENIED.

Turning to Defendant's motion for judgment of acquittal with respect to the Aggravated Assault charge at docket #2115-2014, the Court begins by noting that as charged against Defendant "[a] person is guilty of aggravated assault if he ... attempts to cause or intentionally or knowingly causes bodily injury to any of the officers, agents, employees or other persons enumerated in subsection (c), in the performance of duty." 18 Pa. C.S.A. §2702(a)(3). The instant charge arises from Defendant's arrest and apprehension shortly after the robbery at the Petry's residence on April 30, 2014.

Pennsylvania State Trooper Jeremy Hayes testified to these events at trial. Specifically, he testified that after encountering Defendant's vehicle and effectuating a traffic stop, Defendant, who was driving, and his co-defendant, attempted to flee from the scene on foot. N.T. Vol. II, 162:20-166:16. After chasing Defendant for nearly a block, the Trooper deployed his taser, which had the effect of slowing Defendant down slightly. N.T. Vol. II, 167:3-19. The Defendant then turned back toward the Trooper, reaching out toward him. N.T. Vol. II, 167:21-23. In response, the Trooper deployed his baton and attempted to strike Defendant's hands and arms and commanding the Defendant, who was still moving toward him, to get to the ground. N.T. Vol. II, 168:10-23. The Defendant then made an attempt to get back into his vehicle, at which time the Trooper got close enough to

the Defendant that the Defendant was able to grab a hold of the Trooper's baton, and a struggle ensued between them for control of the baton. N.T. Vol. II, 169:16-24. The Defendant continued to struggle with the Trooper over the baton even after backup arrived, until the Trooper, with the assistance of the additional personnel, was able to handcuff the Defendant and place him in custody. N.T. Vol. II, 170:6-171:25. As a result of the struggle, the Trooper sustained lacerations to his hands and knees. N.T. Vol. II, 171:5-10.

By contrast, the Defendant testified that once he left the Petry's residence and Trooper Hayes conducted a traffic stop, he never did anything besides try to get away from the Trooper. N.T. Vol. II, 217:19. He testified that although the Trooper hit him, he never swung at, kicked, bit or kneed the Trooper. N.T. Vol. II, 217:12-22. Consequently, he argues that the Court should enter judgment in acquittal in his favor with respect to the Aggravated Assault charge.

While Defendant asserts that this testimony presented at trial was insufficient to sustain an aggravated assault charge, it is clear that it is sufficient. The required mens rea for aggravated assault is that the defendant "attempts to cause or intentionally or knowingly causes" bodily injury to an officer in the course of performing a duty. The evidence clearly establishes that the trooper is an officer of the law, and that he was in the midst of performing a duty when he was injured by the Defendant. When the victim of an aggravated assault is an officer, the defendant need only knowingly or intentionally attempt to cause him bodily injury. *Commonwealth v. Flemings*, 539 Pa. 404, 407-408, 652 A.2d 1282, 1284 (1995). There need be no actual injury, and if there is an injury, it need not be serious. *Id.*

Given the Trooper's testimony, which was buttressed by a video played for the jury where they were able to witness portions of the struggle, where Defendant was actively engaged, the Court believes that the evidence presented at trial was sufficient to sustain an aggravated assault charge against the Defendant. As such, his motion for acquittal on the charge is DENIED. To the extent that Defendant also seeks a new trial based on his contention that the jury's verdict on the Aggravated Assault charge was against the weight of the evidence,⁷ the same is DENIED upon the Court's finding that the verdict was supported by sufficient credible evidence and the jury's verdict does not shock the Court's conscience.

By his final post-sentence motion, Defendant asserts that the sentence imposed by the Court was excessive and that it failed to take into account his rehabilitative needs. "When imposing a sentence, the sentencing court must consider the factors set out in 42 Pa. C.S.A. § 9721(b), that is, the

⁷ Although counsel briefed the issue, the Defendant's Post-Trial Motion does not appear to include a motion for a new trial with respect to the Aggravated Assault charge. Defendant's Post Sentence Motion Pursuant to Pa. Rule of Criminal Procedure 720, ¶¶12-15.

protection of the public, gravity of offense in relation to impact on victim and community, and rehabilitative needs of the defendant. And, of course, the court must consider the sentencing guidelines.” *Commonwealth v. Caldwell*, __A.3d__ (Pa. Super. May 29, 2015).

At the time of his sentencing, Defendant had the highest possible prior record score, an RFEL, and because he had a prior conviction for a violent crime, he was subject to ten-year mandatory minimum sentences on the two counts of Robbery and two counts of Conspiracy to Commit Robbery. Sentencing Transcript, 3:11-15; 3:19-7:22. Accordingly, the Court had considerable sentencing authority.

Prior to imposing sentence, the Court ordered and considered a pre-sentence investigative report dated February 27, 2015, a psychiatric report dated January 31, 2015, a psychological report dated January 15, 2015, and a drug and alcohol evaluation dated February 18, 2015.

At the sentencing hearing, the Court heard and considered the testimony of the Defendant’s son, Dillon Bright, who testified that the Defendant was “the best man ... and the best father ever.” Sentencing Transcript, 9:9-11. The Court also heard and took into account the record made by defense counsel with respect to an eight-year period from 2004 to 2012 when the Defendant was crime-free, as well as the Defendant’s lengthy struggle with a heroin addiction; he heard and took into account the comments of counsel for the Commonwealth. Sentencing Transcript, 10:6-8, 9-16; 16:5-15. Finally, the Court heard and took into consideration the Defendant’s remarks on his own behalf, and the remarks of Mrs. Petry as one of the victims of the robbery. Sentencing Transcript, 11:4-12:2; 12:11-13:1; 13:15-16:2.

In imposing sentence, the Court began by noting the Defendant’s repeated placement of blame on his co-defendant. Sentencing Transcript, 16:19-25. The Court then took note of the Defendant’s lengthy criminal record, comprised of a juvenile offense and ten prior adult convictions, not less than five periods of incarceration in the Northampton County Prison, and two prior terms in SCI. Sentencing Transcript, 17:1-5. Next, the Court detailed the circumstances of the crimes for which the Defendant faced sentencing. The Court stated:

You bound [the victims’] hands and mouths with duct tape, locked them in the closet, as you and your co-defendant ransacked the house and stole things, ripping the cross off of Mr. Petry’s neck, a person already frail from the ravages of pancreatic cancer. And then after resisting arrest, you remain convinced of your story that you were assaulted by the police and also complain that you now suffer from migraines because you were struck with a police baton, which I would submit wouldn’t have happened if you had not resisted arrest. So it’s just a continuing story of your life of criminal conduct. It certainly gives me no pleasure to impose the sentences I’m about

to impose, but *I think that they are necessary given your inability to comply with what we expect from people that live in an orderly society.*

Sentencing Transcript, 17:10-23 (emphasis added). The Court then imposed sentence and made a record with respect to Defendant's awareness of his post-trial rights, which Defendant acknowledged on the record. Sentencing Transcript, 17:24-20:19.

Although Defendant contends that the Court did not take his rehabilitative needs into account in fashioning the sentence imposed, the record belies that contention. As set forth *supra*, the Court chronicled the Defendant's criminal history, and concluded on the record that the term of imprisonment he imposed was "necessary" given the Defendant's "inability to comply with what we expect from people that live in an orderly society." Sentencing Transcript, 17:22-23. The Court's comments in this regard are addressed specifically to the Defendant's rehabilitative needs. That the Court and the Defendant have a difference of opinion as to what those needs are does not render the Court's sentence excessive and does not entitle Defendant to reconsideration or modification of his sentence. Upon reflection, the Court holds the same view of the Defendant's rehabilitative needs, the community's need for protection, and the gravity of the offense that it did at the time it imposed sentence. Consequently, Defendant's motion seeking reconsideration and modification of his sentence is DENIED.



The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Northampton County Bar Association

Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

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

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

Stress, Anxiety and Depression

The following are professionally facilitated meetings:

Philadelphia - Stress Information and Recovery (1st Monday of Month)

Philadelphia - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,
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or

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